

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 3, 1974, in the Council Chamber commencing at 2.00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bowers, Gibson, Harcourt, Hardwick,  
Linnell, Marzari, Massey, Rankin,  
and Volrich.  
Alderman Pendakur joined the meeting at 2.50 p.m.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Rev. Kenneth Wotherspoon, of Canadian United Memorial Church.

'IN CAMERA' MEETING.

Council was advised that there were matters for consideration 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,  
SECONDED by Ald. Gibson

THAT the Minutes of the Regular Council Meeting of November 26, 1974 (with the exception of the 'In Camera' portion) and the Minutes of the Special Council Meeting (Public Hearing) of November 26, 1974, be adopted.

- CARRIED UNANIMOUSLY

Communication - P. & S. Engineering Ltd.

At this point in the proceedings, Alderman Linnell referred to a letter received from P. & S. Engineering Ltd., dated December 3, 1974, dealing with the proposed rezoning of Lot 16, Block 26, D.L. 184, N/E Corner of Semlin Drive and Triumph Street, which item had been before the Public Hearing on November 26, 1974. The letter emphasized the concern of eight petitioners opposing the proposed development of a three-storey apartment block on the lot in question.

MOVED by Ald. Linnell  
SECONDED by Ald. Gibson

THAT the letter from P. & S. Engineering Ltd., be received.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,  
SECONDED by Ald. Gibson,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

UNFINISHED BUSINESS

1. Conditions of Sale Governing Marketing of City-owned Residential Lands.

Council, on November 26, 1974, deferred consideration of the Manager's Report, dated November 22, 1974, regarding the Conditions of Sale Governing Marketing of City-owned Residential Lands.

Following consideration of this matter it was,

MOVED by Ald. Volrich

THAT, when land is offered for sale in the normal manner by Council, a general policy be established when marketing City-owned lands for individual home building sites, such sites shall be sold on condition the development shall be substantially completed in eighteen months.

(tabled)

MOVED by Ald. Gibson

THAT the foregoing motion by Alderman Volrich be tabled, pending consideration of Unfinished Business Item re Policy for City's Aid and/or Subsidies to Non-Profit Organizations, later this day.

- CARRIED

(Aldermen Bowers and Massey, and the Mayor opposed)

2. N/E Corner of Semlin Drive and Triumph Street

At the Special Council (Public Hearing) on November 26, 1974, Council passed the following motion:

"THAT consideration of this application be adjourned to the next meeting of Council for discussion, after consultation between the Director of Planning and the Architect with respect to resolving potential problems which may be generated by the adjacent M-1 Light Industrial District."

The Zoning Planner submitted a communication dated December 2, 1974, as a result of discussions held with the principals of E. Ramage Construction Ltd.

MOVED by Ald. Hardwick

THAT the application to re-zone Lot 16, Block 26, D.L.184, N/E Corner of Semlin Drive and Triumph Street - from C-2 Commercial District to RM-3 Multiple Dwelling District be approved, subject to:

Prior to the enactment of the amending by-law, Lots 12 to 16, Block 26, D.L.184, be consolidated into one legal parcel and so registered in the Land Registry Office.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick

THAT the Director of Planning be requested to consider re-zoning the lots zoned C-2 situated on the East Side of Semlin Drive between Triumph and the lane north of Hastings Streets, to RM-3.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS.D. Vancouver City Planning Commission

Council considered a report dated November 29, 1974, submitted by Alderman Massey, as Chairman of the Special Committee to study the role of the Vancouver City Planning Commission. The report dealt with the size of the Commission, appointments, term of office, responsibilities, meetings, remunerations and staff, and proposed a number of recommendations.

Mr. Crowley, Chairman of the Planning Commission, spoke briefly to the matter and requested deferrment until the Commission can submit a brief.

MOVED by Ald. Hardwick

THAT the foregoing report of Alderman Massey, dated November 29, 1974, be deferred until the Council Meeting of December 17, 1974 and, in the meantime, the Vancouver City Planning Commission be asked to comment on the report.

- CARRIED

(Alderman Massey opposed)

UNFINISHED BUSINESS (Cont'd)

3. Policy for City's Aid and/or Subsidies to Non-Profit Organizations.

Council, on November 26, 1974, deferred consideration of Clause 1 of the joint report from the Standing Committees on Finance and Administration and Housing, dated November 14, 1974, to today's meeting.

MOVED by Ald. Bowers

THAT the recommendations of the Committee, as contained in Clause 1 A, be approved, after amendment to the third paragraph as follows:

THAT the concept of a Property Endowment Fund be approved in principle and the City Manager be requested to consider the report of the Director of Finance and bring recommendations back to City Council on the operation of the property endowment fund and the mechanism for setting up such a fund;

THAT the memoranda from Alderman Bowers dated November 6, 1974 and Alderman Harcourt dated November 13, 1974, and the notes from the Director of Finance dated November 14, 1974 on Potential Policies for Housing Property Fund, be received;

THAT Council endorse the general policy of leasing City-owned land for non-market housing with financial arrangements being such that it is economically feasible for the project to get under way;

AND FURTHER THAT this Council urge the senior level of Government to fund such projects on leased land; and

THAT the Chairmen of the Standing Committees of Council on Housing and Finance & Administration meet immediately with representatives of the Federal and Provincial housing authorities to discuss this request.

\*Note: Underlining  
denotes amendment.

- (amended)

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Policy for City's Aid and/or Subsidies  
to Non-Profit Organizations. (Cont'd)

MOVED by Ald. Hardwick (in amendment)

THAT the following be added to the motion of Alderman Bowers:

'FURTHER THAT in the interim specific sites be brought  
before Council for consideration of giving 'grants in aid'.

- (carried)

MOVED by Ald. Rankin (in amendment to the amendment)

THAT the following be added to Alderman Hardwick's amendment:

' - at two-thirds of market value.'

- LOST

(Ald. Bowers, Hardwick, Linnell, Massey and  
the Mayor opposed.)

The amendment to the amendment having LOST, the amendment of  
Alderman Hardwick was put and CARRIED.

(Ald. Bowers, Harcourt and Massey opposed)

The motion of Alderman Bowers, as amended and reading as follows  
was put and CARRIED UNANIMOUSLY.

THAT the recommendations of the Committee, as contained  
in Clause 1A be approved, after amendment to the third paragraph  
as follows:

THAT the concept of a Property Endowment Fund be approved  
in principle and the City Manager be requested to consider  
the report of the Director of Finance and bring recommenda-  
tions back to City Council on the operation of the property  
endowment fund and the mechanism for setting up such a fund;

THAT the memoranda from Alderman Bowers dated November 6, 1974  
and Alderman Harcourt dated November 13, 1974, and the notes  
from the Director of Finance dated November 14, 1974 on  
Potential Policies for Housing Property Fund, be received;

THAT Council endorse the general policy of leasing City-owned  
land for non-market housing with financial arrangements  
being such that it is economically feasible for the project  
to get under way;

AND FURTHER THAT this Council urge the senior level of  
Government to fund such projects on leased land; and

THAT the Chairmen of the Standing Committees of Council on  
Housing and Finance & Administration meet immediately with  
representatives of the Federal and Provincial housing auth-  
orities to discuss this request.

AND FURTHER THAT in the interim specific sites be brought  
before Council for consideration of giving 'grants in aid'.

MOVED by Ald. Bowers,

THAT the recommendation of the Committee contained in  
Clause 1 B be approved, after amendment as follows:

THAT the following criteria and procedures be adopted  
by this Council and be recommended to future Councils  
as guidelines when dealing with applications for  
assistance with capital projects from private organiza-  
tions for cultural and recreational facilities:

cont'd....

UNFINISHED BUSINESS (Cont'd)

Policy for City's Aid and/or Subsidies  
to Non-Profit Organizations. (Cont'd)

a. Criteria for Eligibility for Capital Contributions from  
the City

- i) The facility must be operated by a non-profit society.
- ii) It must provide for activities normally financed or assisted by the city (eg., through Parks & Recreation, Civic Auditorium Board, Art Gallery, etc.)
- iii) It must provide facilities for which there is a need at that time and in that locality, as assessed by Council, the Park Board or other appropriate civic body.
- iv) It must provide reasonable access to its facilities to all Vancouver residents without discrimination.
- v) Access to activities should not require an initiation fee, nor a membership fee larger than those charged by community centres - but activity fees may be charged to recover costs.
- vi) Except for possible tax exemptions or grants in lieu of taxes the facilities should require no operating subsidies from the city.
- vii) The capital costs must be judged reasonable by the city.
- viii) The sponsoring society must demonstrate that it has secured other methods of fund raising and cannot proceed without city aid.

b. Grants for Eligible Facilities:

- i) Any application which fully meets all the above criteria is eligible for city contribution.
- ii) For applications which do not meet some of the criteria the Finance and Administration Committee may recommend a lesser contribution.
- iii) The city contribution may be in the form of land or buildings or construction or a cash grant, or any combination thereof, and the total value shall be realistically appraised.
- iv) The city shall have adequate protection in case of abandonment of the project.
- v) Even if an application is eligible for assistance from the City there is no guarantee that that assistance will be provided. Each project requires a Council resolution with an affirmative vote by the required majority. Council must bear in mind the availability of funds and the priorities for any such funds.

\*Note: Underlining  
denotes amendment.

- CARRIED UNANIMOUSLY

During consideration of the foregoing item, Alderman Pendakur arrived at the meeting.

UNFINISHED BUSINESS (Cont'd)

Conditions of Sale Governing  
Marketing of City-owned Residential Lands.

The Council then again considered the Manager's report of November 22, 1974, and in this regard noted the motion of Alderman Volrich which had been tabled earlier in the proceedings. With the consent of Council, Alderman Volrich withdrew his motion and no further action was taken with respect to this subject matter.

\* \* \* \* \*

FREEDOM OF THE CITY OF VANCOUVER

SENATOR, THE HONOURABLE ARTHUR LAING.

At this point in the proceedings the Mayor introduced Senator, The Honourable Arthur Laing, who had been granted Freedom of the City by resolution of Council on August 27, 1974.

Mayor Phillips read the Freedom Scroll and presented Senator Laing with a gold Freeman's medallion, Parking Plaque and framed Illuminated Scroll. The Mayor also advised the Senator of other freedom privileges he will enjoy as a Freeman, including complimentary passes to a number of civic facilities such as the Museum, Planetarium, Aquarium, etc.

Senator Laing addressed the Council and expressed his appreciation for the honour bestowed upon him.

Alderman Linnell presented a corsage to Mrs Laing.

\* \* \* \* \*

The Council recessed at 3.45 p.m. and, after an 'In Camera' meeting in the Mayor's Office, reconvened in open council at 4.45 p.m. in the Council Chamber, the same members present with the exception of Alderman Pendakur.

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

C. Central/Oliver Hotels - Renovations -  
Meal Service - Bathing - Recreational  
Facilities.

Council considered the following report from the City Manager dated November 27, 1974:

**The Director of Social Planning REPORTS and RECOMMENDS:**

**"BACKGROUND**

**(a) Costs**

In November, 1973, Council approved in principle the estimates of capital expenditures for renovations and equipment for the combined meal service, bathing and recreation facilities to be located in the ground floor and basement levels of the Central/Oliver Hotels. Approval was subject to satisfactory cost sharing by the Province.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Central/Oliver Hotels - Renovations -  
Meal Service - Bathing - Recreational  
Facilities. (Cont'd)

On April 24, 1974, Council approved cost sharing agreed to by the Province in the amount of \$200,000 per year to cover the meal service and bathing facility (operating expenses and amortization of renovations and equipment). In addition, annual adjustments should be made to cover increased operating costs for salaries and related expenditures. The City was to meet recreation and general operating expenses and any increase of meal service and bathing facility costs in excess of \$200,000. The appointment of an architect was also confirmed by Council at this time.

The Province did not specifically undertake to increase their \$200,000 share and to make annual upward adjustments in operating costs to cover normal increases in salaries and related expenditures, when the cost sharing agreement between the City and the Human Resources Department was confirmed in January, 1974. The Director of Social Planning raised this issue with the Deputy Minister of Human Resources on November 26, 1974. The Deputy Minister advised that he "recognized that costs would increase annually and that it was his understanding that Human Resources would pay its share of cost increases and maintain the cost sharing ratio between the City and the Province, agreed to in January, 1974."

In the memo attached to this report (Appendix I), the Director of Finance shows how the City costs increase if the Province (a) does or (b) does not absorb its share of increased annual costs.

On July 9, 1974, Council approved a recommendation that the contractor who was renovating the 140 hotel rooms be employed on a negotiated tender basis to complete the renovations to the ground floor and basement levels. On October 24, 1974, the architect, Jonathan Yardley, reported to the Advisory Committee of City officials and representatives of United Housing Foundation and Downtown Eastside Residents on the Contractor's (Bourrie and McLennan) bid of \$375,925 plus a contingency allowance of \$37,500, plus other fees and charges of \$71,650 for a total of \$485,075. (See Appendix II)

George Hunter Limited, Quantity Surveyor, reports that the cost is reasonable for this type of work. Copies of the Architect's working drawings, the Contractor's tender and the Quantity Surveyor's report are available in the City Manager's Office. The City Architect, Art Langley, has analysed these reports with the Architect (Yardley) and the Quantity Surveyor, and advises the costs are in order.

The present cost of \$485,075 constitutes an increase in annual costs for operations and amortization of renovations and equipment in the amount of \$27,503; from \$239,947 to \$267,450. The following table shows a summary comparison between the 1973 estimates and the current annual/monthly costs:

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Central/Oliver Hotels - Renovations -  
Meal Service - Bathing - Recreational  
Facilities (Cont'd)

	Food (80%)	Recreation (9%)	Bathing (11%)	General Operating Expenses	TOTALS
<u>Operating</u> (Salaries, Supplies, etc.) as of Oct. 31/73 -annually	\$126,039	\$14,925	\$19,369	\$9,554	\$169,887
<u>Basic Rent</u> Ground floor-\$3/sq. Basement -\$1/sq. Oct.31/74-annually -monthly	16,360 1,363	1,840 153	2,251 187		20,451 1,703
Oct.31/73-annually -monthly	15,000 1,250	1,700 141	2,300 191		19,000 1,582
<u>Renovations</u> 10 years @ 8.5% Oct. 31/74 - annually - monthly	51,725 4,310	5,819 485	7,112 593		64,656 5,388
Oct. 31/73 - annually - monthly	27,686 2,307	3,115 260	3,807 317		34,608 2,884
<u>Equipment</u> 5 years @ 8.5% Oct. 31/74 - annually - monthly	8,016 668		4,440 370		12,456 1,038
Oct. 31/73 - annually - monthly	9,456 788		6,996 583		16,452 1,371
<u>TOTALS</u>  Oct. 31/74 - annually   Oct. 31/73 - annually	\$202,140   <u>\$178,181</u>	\$22,584   <u>\$19,740</u>	\$33,172   <u>\$32,472</u>	\$9,554   <u>\$9,554</u>	\$267,450   <u>\$239,947</u>

November 26, 1974

(b) Mortgage Funds

Now that working drawings are completed by the Architect and a Contractor's bid received for renovations, United Housing Foundation will formally apply to CMHC for a mortgage.

During a preliminary meeting between CMHC and UHF officials recently, local CMHC staff indicated this project might not be a high priority for Federal mortgage funds. Federal funds were allocated to UHF for renovations to 140 hotel rooms but there are not the same funding provisions for supportive social services. It was suggested that social development funds might be available through CMHC or that this project might be considered for UN Demonstration in conjunction with CONFEX 76.

It would now appear that City Council and the Provincial Government (Human Resources) should join with United Housing Foundation in their application for mortgage funds and/or other grant requests.



MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Central/Oliver Hotels - Renovations -  
Meal Service - Bathing - Recreational  
Facilities. (Cont'd)

(c) Lease of Premises

The lease between the City and United Housing Foundation for the ground floor and basement levels has been drawn to the satisfaction of both parties but has not been executed. City staff want to be certain the project will go ahead before signing the lease. UHF want the City to pay about one year's rent on the lease, even if the project is not proceeded with since they have been holding it in good faith for use by City sponsored social services. The Director of Legal Services and the Director of Finance agree that some compensation could be owing UHF in the event the project did not become a reality. The Director of Social Planning considers the meal service, bathing and recreational facilities as essential social services for the Downtown Eastside and is confident that, with City Council and Provincial Government support, they will be realized.

To date, the City has not expended any funds. The Architect's fees have been paid by Human Resources on the assumption that these advances would be recovered from UHF when their mortgage funds were secured.

If different financing is obtained, where higher interest rates are involved, further approval of Council will be required. On the other hand, if grants are obtained for renovations and equipment, operating costs will be considerably reduced.

RECOMMENDATIONS

The Director of Social Planning RECOMMENDS:

- (1) Approval of negotiated tender bid of \$375,925 from Bourrie and McLennan plus other costs of \$37,500 and \$71,650 for a total cost of \$485,075, and the resultant annual increase to \$267,450 from \$239,947 as set out in the summary of annual/monthly costs of page 2 of this report.
- (2) Lease be signed between UHF and the City to facilitate acquisition of mortgage or grant funding, effective June 1, 1974. Said lease to be terminated March 31, 1975, in the unlikely event that it has proven impossible to secure funds for renovations. The lease contains the necessary clauses to effect such termination by the City.
- (3) Recommendations 1 and 2 to be conditional upon receiving Provincial Government approval that they will share all cost increases on a pro rata basis using the original sharing ratio of \$200,000 Province and \$39,947 City. This would not effect the Province until 1975.
- (4) City Council, through the Mayor and the Director of Social Planning, assist the United Housing Foundation to secure the necessary funds for renovations, including authorization for travel to Ottawa for discussions with Federal officials.
- (5) Council ask United Housing Foundation to consider managing the meal service, bathing and recreation facilities since they are managing the hotels in which these services are located, and have expressed interest in taking on the responsibility."

The City Manager RECOMMENDS that the above recommendations of the Director of Social Planning be approved on the understanding that the authorization for travel to Ottawa be confined to City officials.

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS1. Capital Cost Allowance -  
Multiple Units Residential Buildings.

Council noted the following letter from the Mayor, dated November 26, 1974:

" The recent Federal budget proposed a change in the Capital Cost Allowance rules which apply to Multiple Units Residential Buildings. The proposal is that for units started between November 18, 1974 and December 31, 1975, the owner should be permitted to deduct capital cost allowances against any source of income.

When this allowance was removed, several years ago, it had a very adverse impact on the building of rental accommodation - particularly in Vancouver. It meant that rents had to be much higher in order to provide the same return to the apartment builder. In effect, then, previous deductions were being passed along, at least partially, to the tenants. The budget proposal would have the effect of reinstating these conditions for buildings started during the next year.

I think this may have quite a significant impact on apartment building in the City of Vancouver. However, the cut-off date of December 31st, 1975 seems too restrictive. The legislation says that the buildings must be started by that time. This means that property acquisition, design, development and building permits and tenders would all have to be completed within the next twelve months in order for construction to start before December 31st, 1975.

I would like to recommend that the Council urge the Federal Government to phrase the legislation in such a way that the builder must apply for a building permit before December 31st, 1975 rather than requiring him to have started construction. "

MOVED by Ald. Hardwick

THAT the recommendation of the Mayor, contained in his letter of November 26, 1974, be approved.

- CARRIED UNANIMOUSLY

2. P.N.E. Meeting with Council,  
December 18, 1974.

At the Council Meeting of November 26, 1974, the Directors of the Pacific National Exhibition were invited to appear before this meeting of Council to explain their position on the matter of the City's lease with the P.N.E.

Pursuant thereto, the Council noted a letter from the General Manager of the P.N.E. advising that the Board of Directors, on November 27, 1974, requested that a Dinner Meeting be arranged on Wednesday, December 18, 1974 at 5.30 p.m., instead of meeting with Council this day.

MOVED by Ald. Volrich

THAT the Directors of the P.N.E. be asked to reschedule the meeting to 7.30 p.m. on December 18, 1974, and that the meeting be open to the public.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS3. Point Grey Minor Hockey Association  
Grant re Hockey Program.

Under date of November 29, 1974, the Point Grey Minor Hockey Association submitted a letter requesting a hearing at an early Council Meeting to speak in support of a grant request of \$22,464 for the purpose of continuing the organization's voluntary hockey program for 1975-76.

It was advised that the Park Board will be considering this matter at its meeting on December 16, 1974.

MOVED by Ald. Hardwick

THAT the request of the Point Grey Minor Hockey Association to appear as a delegation be granted and arrangement be left with the City Clerk for the delegation to appear on December 17, 1974, at which time a report from the Park Board on the subject will be available.

- CARRIED UNANIMOUSLY

4. Notification of names inadvertently  
omitted from the 1974 List of Electors.

The City Clerk submitted a letter dated December 2, 1974, pursuant to Section 73(2) of the Vancouver Charter, notifying Council of names which had inadvertently been omitted from the List of Electors as provided. As a result of Voting Certificates issued, the names now appear on the Register of Electors.

MOVED by Ald. Linnell

THAT the aforementioned letter from the City Clerk be received.

- CARRIED UNANIMOUSLY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)A. MANAGER'S GENERAL REPORT  
NOVEMBER 29, 1974

Works & Utility Matters  
(November 29, 1974)

Lane Lighting - Senior Citizens  
Project (Clause 1)

MOVED by Ald. Hardwick

THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED

(Aldermen Gibson and Volrich opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters  
(November 29, 1974)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Quarterly Review of Revenues and Expenditures  
As At September 30, 1974
- Cl. 2: Printing Branch Replacement Equipment
- Cl. 3: Request from the Shon Yee Benevolent Association  
for a Grant to Help with the Cost of Installation  
of Sprinkler Systems

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bowers

THAT the recommendations of the City Manager, contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Request from the Shon Yee Benevolent Association  
for a Grant to Help with the Cost of Installation  
of Sprinkler Systems. (Clause 3)

In considering the foregoing clause, the Mayor advised he had written to the Shon Yee Benevolent Association, advising that the Landlord and Tenant Act has provision for increasing rents when certain improvements have been made to the premises.

MOVED by Ald. Bowers,

THAT the recommendation of the City Manager contained in this clause be approved and, therefore the letter from the Shon Yee Benevolent Association be received.

- CARRIED UNANIMOUSLY

Personnel Matters  
(November 29, 1974)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Vancouver City Hall Choristers - Concert Tour
- Cl. 2: Special Agreement - Municipal Superannuation  
Commission and City of Vancouver (3 Female  
Employees)
- Cl. 3: Closing of Civic Offices - December 24th, 1974

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Hardwick

THAT the recommendations of the City Manager, contained in Clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Property Matters  
(November 29, 1974)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: North Side of 2nd Avenue and East Side of Victoria Drive
- Cl. 2: Sale of City-Owned Property North of 2nd Avenue between Lakewood and Templeton Drives

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, contained in Clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT  
NOVEMBER 29, 1974

Social Service & Health Matters  
(November 29, 1974)

Lee Building - 175 East  
Broadway (Clause 1)

MOVED by Ald. Hardwick

THAT the report of the Director of Permits and Licenses be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(November 29, 1974)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: 4894 Knight Street - Development Permit Application No. 68075 - Gasoline Service Station (N/E Corner of Knight and 33rd Avenue)
- Cl. 2: 7084 Balaclava Street - Development Permit Application No. 68171
- Cl. 3: 3435 West 55th Avenue - Development Permit Application No. 68194
- Cl. 4: Subdivision of Lot "A", Block 10, Subdivision "A", D.L. 195, Plan 1224 - 3990 Nanaimo Street

The Council took action as follows:

Clauses 1, 2 & 3.

MOVED by Ald. Hardwick

THAT the recommendations of the Director of Planning, contained in Clauses 1, 2 and 3 of this report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick

THAT Clause 4 be deferred, and the request for a delegation be granted, arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

E. Downtown Christmas Shoppers' Bus.

The following report was submitted by the City Engineer, under date of November 29, 1974.

"On November 26, 1974, Council adopted the resolution:-

'That the City Manager report back to the next meeting of Council on provision of a Downtown Christmas Shoppers' Bus on the same basis as in previous years, i.e. the City, in partnership with the Downtown Business Association and B.C. Hydro, provide this service.'

B.C. Hydro advise that they have equipment and decorations available and are prepared to provide a Christmas Shoppers bus service. This service could commence operation on December 9, 1974, and continue through to December 24. Cost of operation would be \$344. per normal shopping day and \$509. per day when stores are open for late night-shopping. The total cost of the operation for 1974 is estimated at \$6,136. B.C. Hydro is not prepared to absorb any of this cost.

The Downtown Business Association advise that many smaller stores object to the service on the basis that it, in effect, by-passes them. Further, some of the larger departmental stores, this year, are not interested in such a service. The D.B.A. therefore, is not prepared to offset any of the cost of a special Christmas Shoppers Bus Service.

For Council's information, details of the last three years of operation are tabulated.

Year	Fare	Days of Operation	Patronage	City Cost	DBA Cost	Total Cost
1971	free	36	130,132	\$4,250	\$4,250	\$8,500
1972	10¢	36	39,816	\$2,000	\$2,000	\$8,500
1973	free	20	61,690	\$5,154	\$3,000	\$8,154

Inauguration of the service on December 9, would coincide with introduction of special Christmas traffic regulations in the Central Business District.

Should Council wish to provide a Christmas Shoppers bus service this year, \$6,136 would be required from contingency reserve to cover the cost of the operation."

MOVED by Ald. Hardwick

THAT the Mayor endeavour to persuade the Downtown Business Community to subscribe 50% of the total cost of a Downtown Christmas Shoppers' Free Bus Service for 1974, and if he is successful, the City provide the funds for the remaining 50%.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

I. Report of Standing Committee  
on Social Services,  
November 21, 1974

The Council considered this report of the Committee which contains five clauses identified as follows:

- Cl. 1: Allegations of Rental Agency By-law Infractions
- Cl. 2: Control of Beer Parlours in the Downtown Eastside
- Cl. 3: Hotel East, 455 Gore Avenue - Notice to Tenants to Vacate
- Cl. 4: Downtown Eastside Residents' Association - Proposal for Neighbourhood Improvement Program
- Cl. 5: Opportunity Rehabilitation Workshop - Grant Request

The Council took action as follows:

Allegations of Rental Agency By-law  
Infractions - (Clause 1)

In considering this clause, the Director of Legal Services advised that Timesavers, a Commercial Housing Rental Agency, has applied to the Supreme Court with respect to the City's By-law on this matter and the matter has been adjourned from November 28, 1974.

MOVED by Ald. Rankin

THAT the two remaining Commercial Housing Rental Agencies referred to in this clause (Rentex and Homehunters) be requested to appear before City Council to show cause why their business licenses should not be suspended, or why the City should not seek an injunction to prevent the companies from operating contrary to City By-law No. 4790.

- CARRIED UNANIMOUSLY

Control of Beer Parlours in the  
Downtown Eastside (Clause 2)

MOVED by Ald. Rankin

THAT items (a) (b) and (c) in this clause be received for information and item (d) be approved.

- CARRIED UNANIMOUSLY

Hotel East, 445 Gore Avenue -  
Notice to Tenants to Vacate (Clause 3)

In considering this clause, the Solicitor representing the owner of the East Hotel addressed the Council, relating the circumstances to date and urging Council not to extend the Closure Order which had been issued by the Health Department. Council noted a report dated November 28, 1974 from the Director of Legal Services which had been requested by the Committee on this subject and letters from Mr. Barrie Clark, the Rentalsman, also relative.

MOVED by Ald. Rankin

THAT the Medical Health Officer be requested to report back before any further action is taken on this matter and the Rentalsman be so notified of this action taken by Council.

- LOST

(Ald. Bowers, Linnell, Massey, Volrich and the Mayor opposed)

Prior to the motion being submitted  
Alderman Harcourt left the meeting.

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee  
on Social Services,  
November 21, 1974.

Hotel East, 445 Gore Avenue -  
Notice to Tenants to Vacate (Clause 3) (Cont'd)

The Council was notified that the heating and hot water had been shut-off in this building and the Council appealed to the Solicitor for the East Hotel to have this situation corrected immediately and return at 7.30 p.m. this evening to confirm that the services had been restored. The Solicitor undertook to carry out Council's instructions.

Downtown Eastside Residents' Association -  
Proposal for Neighbourhood Improvement  
Program. (Clause 4)

In considering this clause Council was advised it is the intention to change the zoning to permit the main floors to be used for commercial purposes, with the upper floors being utilised for residential purposes.

MOVED by Ald. Rankin

THAT the recommendation of the Committee, contained in the report be approved, after amendment as follows:

- (a) 'THAT the Director of Planning be asked to report back to Council on the feasibility of a zoning amendment to zone the area bounded by Gore and Heatley, and Pender and Alexander, as Commercial-Multiple Dwelling District (C.R.M.zoning), as an interim measure pending the disposition of a Neighbourhood Improvement Program in the area.
- (b) FURTHER THAT the petition received this date and the entire submission of the Downtown Eastside Residents' Association be referred to the Community Development Committee.'

- CARRIED UNANIMOUSLY

Opportunity Rehabilitation Workshop -  
Grant Request (Clause 5)

MOVED by Ald. Rankin

THAT the recommendation of the Committee contained in this Clause, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

II. Report of Standing Committee  
on Housing, November 26, 1974

The Council considered this report of the Committee which contains nine clauses identified as follows:

- Cl. 1: G.V.R.D. Housing Projects
- Cl. 2: Dunsmuir House - Salvation Army
- Cl. 3: Fire By-law Enforcement - Additional Staff
- Cl. 4: Progress Report on Housing Projects
- Cl. 5: Progress on Lodging House By-law Enforcement
- Cl. 6: Progress on Fire By-law Enforcement
- Cl. 7: Fireproof Mattresses
- Cl. 8: DAON Developments Low-Rental Housing Proposal
- Cl. 9: Adora Court Rooms - 466-468 1/2 Union Street and Boulder Rooms 1-9 West Cordova Street

The Council took action as follows:

cont'd....



MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Standing Committee on  
Housing, November 26, 1974 (continued)

G.V.R.D. Housing Projects  
(Clause 1) (continued)

Alderman Volrich referred to a letter dated November 28, 1974, from Mr. Wm. E. Casson, Director of Housing, G.V.R.D., offering to increase the offer of \$63,100 for the City-owned land at 14th Avenue and Nootka by a further nine percent. Mr. Casson addressed Council on this offer, and on other factors related to this report.

Council had before it for information a report dated December 2, 1974, from the City Manager with respect to the sale of Lot 21, Block A, Section 43, T.H.S.L., situated on the north side of 14th Avenue between Renfrew and Nootka Streets, to the G.V.R.D. The report concluded with the following statement:

"G.V.R.D. has made an offer of \$63,100.00 for this site and the Housing Committee is recommending to Council acceptance of this offer. The foregoing information is presented to Council so that the Members will have the background and will be aware of the great discrepancy between the offer of \$63,100.00 made by the G.V.R.D. and the estimate of market value of \$209,125.00 after allowances for the City's share of the cost of culverting and servicing."

MOVED by Ald. Bowers,

THAT the City negotiate with the G.V.R.D. for the lease of the following City-owned lands on the basis of a 60-year prepaid lease and in the amounts quoted below, the Supervisor of Property and Insurance to report back to Council on details of the leases:

- (a) City-owned land at 14th Avenue and Nootka being Lot 21, Block A, Section 43, T.H.S.L. for development of a family housing project by the G.V.R.D. for the sum of \$63,100 plus nine percent;
- (b) The following City-owned lands to the G.V.R.D. for development of low-income family housing for the sum of \$225,000:
  - (i) South side of Triumph Street between Semlin and Lakewood Drive; Lots 1 to 3, Block 29, D.L. 184
  - (ii) North side of Pandora Street between Semlin and Lakewood Drive; Lots 14 to 16, Block 29, D.L. 184
  - (iii) South-east corner of Pandora Street and Semlin Drive; Lots 1 to 3, Block 36, D.L. 184;
- (c) City-owned site at Grandview and Kamloops to the Greater Vancouver Housing Corporation for development of 20 single family housing units for a sum not to exceed \$160,000;
- (d) The City request the G.V.R.D. to ask other member municipalities to consider making land available to the G.V.R.D. for development as social housing on the same basis as quoted above.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on  
Social Services, November 26, 1974

West End Services Centre  
(Clause 1)

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at approximately 6:15 p.m. to reconvene at 7:30 p.m.

- - - - -

Regular Council, December 3, 1974 . . . . . 18

The Council reconvened in the Council Chamber at approximately 7:30 p.m. with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips  
Aldermen Bowers, Gibson, Hardwick, Linnell,  
Massey, Rankin and Volrich

ABSENT: Alderman Harcourt  
Alderman Marzari  
Alderman Pendakur

DELEGATIONS AND UNFINISHED BUSINESS

East Hotel  
445 Gore Avenue

Earlier in the proceedings, Council had requested the Solicitor for the owners of the East Hotel consult with his clients on the matter of restoration of heat and hot water in this building.

Mr. Robson addressed the Council and advised that he had spoken with one of the owners and the manager of the East Hotel. He further advised that both the heat and hot water had been restored. However, both these systems are rather antiquated and, as a result of which there are frequent breakdowns to the units causing the residents to be without heat and hot water at frequent intervals.

Hastings Community Centre -  
Ice Rink

Council on October 29, 1974, agreed to hear a delegation from the Hastings Community Centre with respect to construction of an ice rink in the Hastings East area.

Mr. J.T. Cork and Mr. B. Greenwell addressed Council and filed a brief on behalf of the Hastings Community Centre. They requested that Council strongly urge the Park Board to immediately commence construction of an ice rink in the Hastings area.

Commissioner Cowie addressed Council on behalf of the Park Board and advised that the Board has instructed its consultants to review their cost estimates with respect to construction of ice rinks for Britannia, Sunset and Connaught, and to report back to the Park Board meeting on December 16th. Commissioner Cowie invited members of the Standing Committee on Finance and Administration and other interested members of Council to attend this Park Board meeting and discuss the matter with the Park Board's consultants and the Board itself.

Council also noted a report dated November 28, 1974, from the Standing Committee on Finance and Administration on Ice Rinks - Financing. This report also indicated that the consultants have been instructed to review the design of the rinks and the costs with a view to reducing the estimates.

MOVED by Ald. Bowers,

THAT the representations of the delegations be received, and that the report of the Standing Committee on Finance and Administration dated November 28, 1974, be received for information.

- CARRIED UNANIMOUSLY

(During consideration of the foregoing matter, Alderman Harcourt joined the meeting)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Standing Committee on  
Housing, November 26, 1974 (continued)

Dunsmuir House - Salvation  
Army (Clause 2)

MOVED by Ald. Harcourt,  
THAT the recommendation of the Committee contained in this  
Clause be approved.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

Clauses 3 to 9 inclusive

MOVED by Ald. Harcourt,  
THAT the recommendation of the Committee contained in Clause 3  
be approved and that Clauses 4 to 9 inclusive be received for  
information.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,  
SECONDED by Ald. Linnell,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW, TO ABOLISH THE TECHNICAL  
PLANNING BOARD, AND TO AMEND BY-  
LAWS 3844 AND 4188

MOVED by Ald. Harcourt,  
SECONDED by Ald. Hardwick,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,  
SECONDED by Ald. Hardwick,  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Reduction in Assessments, Knight Street from 33rd Avenue to 63rd Avenue

MOVED by Ald. Volrich,  
SECONDED by Ald. Linnell,

THAT WHEREAS the construction of pavement, curbs and gutters on Knight Street from 33rd Avenue to 41st Avenue was advanced as a local improvement on the initiative principle to a Court of Revision on 16 November, 1972 and approved by Council on 16 November, 1972;

AND WHEREAS the construction of pavement, curbs and gutters on Knight Street from 41st Avenue to 49th Avenue was advanced as a local improvement on the initiative principle to a Court of Revision on 29 July, 1971, and approved by Council on 29 July, 1971;

AND WHEREAS the construction of pavement, curbs and gutters on Knight Street from 49th Avenue to 57th Avenue was advanced as a local improvement on the initiative principle to a Court of Revision on 29 July, 1971, and approved by Council on special grounds on 14 March, 1972;

AND WHEREAS the construction of pavement, curbs and gutters on Knight Street from 57th Avenue to 63rd Avenue was advanced as a local improvement on the initiative principle to a Court of Revision on 12 March, 1970 and approved by Council on special grounds on 17 March, 1970;

AND WHEREAS Council deemed that the said projects would specially benefit the real property abutting the said projects and undertook the same;

AND WHEREAS by By-law No. 4556 passed by Council on 11 May, 1971, a debt was contracted for issue and sale of debentures in the sum of \$1,463,871.44 for certain local improvements including the construction of pavement, curbs and gutters on Knight Street between 57th Avenue and 63rd Avenue and for imposing an annual special rate on real property specially benefited by such local improvements;

AND WHEREAS by By-law No. 4776 passed by Council on 28 May, 1974, a debt was contracted for issue and sale of debentures in the sum of \$1,746,670.88 for certain local improvements including the construction of pavement, curbs and gutters on Knight Street between 33rd Avenue and 41st Avenue, and between 41st Avenue and 49th Avenue, and between 49th Avenue and 57th Avenue, and for imposing an annual special rate on real property specially benefited by such local improvements;

AND WHEREAS by resolution passed by Council on 9 July, 1974, it was resolved that from 1975 the special assessments imposed by By-laws 4556 and 4776 respectively on the real property specially benefited by the said projects be forgiven for the reason that the opening of the Knight Street Bridge and the consequent widening of Knight Street altered the essential character of the street to the detriment of the residences thereon;

MOTIONS (cont'd)

Reduction in Assessments, Knight  
Street from 33rd Avenue to 63rd  
Avenue (continued)

AND WHEREAS Council may grant such relief pursuant to the powers contained in Section 67 of the Local Improvement Procedure By-law;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the assessable properties more particularly described in Schedule "A" attached hereto, would be unjustly affected by being specially assessed for the pavement, curbs and gutters fronting on such properties and that such properties be relieved of the special assessments imposed by said By-laws numbered 4556 and 4776 respectively commencing 1 January, 1975, for the balance of the terms of the said by-laws; and the Collector of Taxes is hereby directed to remove from the tax roll the amounts shown opposite each of the said lots in said Schedule "A" as of 1 January, 1975, and such amounts shall be provided out of the general revenue of the City.

(Schedule "A" referred to on  
file in City Clerk's Office)

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

2. Closing and Stopping Up of Streets  
and Lanes to allow for the Assembly  
of the Community Site around Britannia  
High School

MOVED by Ald. Volrich,  
SECONDED by Ald. Linnell,  
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The Board of School Trustees of School District No. 39 (Vancouver) and the City of Vancouver have jointly agreed to assemble the community site around Britannia High School;
3. The School Board and the City have agreed to the Community Centre occupying two legal sites; one to be under the ownership of the School Board and the other under the ownership of the City;
4. In early negotiations the School Board was offered a site which included one half of the streets to be closed which abutted their properties.

To accomodate the proposed development it was agreed and consented to by letter from the School Board that the boundaries of the two sites be as is shown on subdivision plan LA 203.

THEREFORE BE IT RESOLVED THAT the hereinafter described streets and lanes be closed and stopped up:

1. THE portion of street dedicated by the deposit of Plan 185, adjacent to Blocks 24, 25, 26 amended 27 and 40; and
2. THE portion of lane dedicated by the deposit of Plan 3193, Block 40, ALL of District Lot 264A.

cont'd....

MOTIONS (cont'd)

Closing and Stopping Up of Streets and Lanes to allow for the Assembly of the Community Site around Britannia High School (continued)

The same as shown outlined red and green respectively on plan prepared by A. Burhoe, B.C.L.S., dated September 11, 1973, and marginally numbered LE 3922, a print of which is hereunto annexed.

- 3. THE portions of street dedicated by the deposit of Plan 185, adjacent to Blocks 23, 28 and 38 and
- 4. THE portion of lane dedicated by the deposit of Plan 1160 and Plan 1448, Block 28; and
- 5. THE portion of lane dedicated by the deposit of Plan 717, Block 38; and
- 6. ALL the lanes dedicated by the deposit of Plan 12114 and Plan 12627, Block 28, ALL of District Lot 264A.

The same as shown outlined red, blue, green, brown, purple and yellow on Plan prepared by A. Burhoe, B.C.L.S., dated September 10, 1973, and marginally numbered LC 497, a print of which is hereunto annexed.

- 7. THE East 10 feet of each of Lots 9 and 10, Block 26, District Lot 264A, Plan 1202, as contained in Certificate of Title number 94489-L.

AND BE IT FURTHER RESOLVED that all the hereinbefore described closed streets and lanes lying within the limits of the parcel designated "178" on a Plan of Subdivision sworn to by G.A. Girardin, B.C.L.S., on the 30th day of July, 1974, and marginally numbered LA 203, a print of which is hereunto annexed, be conveyed to the Board of School Trustees of School District No. 39 (Vancouver); and

BE IT FURTHER RESOLVED that the City take title to the remainder of the hereinbefore described closed streets and lane; and

BE IT FURTHER RESOLVED that the said closed streets and lanes be subdivided to create two parcels the same as shown designated "177" and "178" on said plan marginally numbered LA 203, and so registered in the Land Registry Office.

(Closure of portions of streets and lanes between Commercial Drive and McLean Drive from William Street to the lane North of Parker Street).

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Linnell -  
Compliance by Provincial Government  
with City By-laws relating to City  
Construction

referred to the fact that the Provincial Government is not required to comply with the City's Zoning, Building or any other By-laws relating to building development. The City Manager advised that this is in fact the situation, however, no problems have ever been encountered by the City because of this exemption of the Provincial Government.

Regular Council, December 3, 1974 . . . . . 23

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Harcourt -  
Special Meeting of Council on  
Designation of Heritage Structures

advised that the Chairman of the Heritage Advisory Committee has requested an opportunity to meet informally with Council prior to the Public Meeting on December 5, 1974, to discuss meeting procedure etc. The Mayor advised that he and Alderman Massey and the Chairman of the Heritage Advisory Committee would be meeting at 7:00 p.m. on the night of the meeting to discuss procedures.

The Council adjourned at approximately 8:10 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Regular Council Meeting of December 3, 1974, adopted on December 10, 1974.

*A. Phillips*  
MAYOR

*B. J. Little*  
CITY CLERK

Manager's Report, November 29, 1974 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION:

1. Lane Lighting - Senior Citizens Project

The City Engineer reports as follows:

"A request from B. C. Housing Foundation has been received for the installation of lane lights in the lane west of Killarney Street and the lane east of Moss Street from Horley Street to Euclid Street.

The Lions View Housing Project is bounded on the east and west by these lanes and although there are interior walkways the lanes are used as principal means of egress to the units. Some lighting is provided on the housing units abutting the lanes but it is inadequate for the safe use of the lanes by elderly people.

The B. C. Housing Foundation requests that the City pay the cost for lighting these lanes. City policy is that lane lighting shall be installed as a local improvement or on a cash payment by the owners. Under either arrangement the owners pay the installation costs and the City pays the operating costs. The installation cost will be approximately \$1200.00 and the operating costs, approximately \$180.00 per year. If Council approves this request, money is available in Account 218/7905 "install lane lighting unappropriated".

The City Manager RECOMMENDS that normal City policy be followed with respect to payment for installation and maintenance of these lights.

FOR COUNCIL ACTION SEE PAGE(S) 169



FINANCE MATTERS

A-7

RECOMMENDATION

1. Quarterly Review of Revenues and Expenditures  
As At September 30, 1974

The Director of Finance reports as follows:

"In accordance with Council instructions, the following review of Revenues and Expenditures as at September 30, 1974 is submitted for the information of Council. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

Current Surplus on Revenue Account

The Current Surplus on Revenue Account is the amount available at year-end for transfer to the City's accumulated Revenue Surplus of prior years. This current surplus (or deficit) is estimated during the June 30th and September 30th reviews of the budget and is the result of adjustments made to the original Revenue and Expenditure appropriations approved by Council at the beginning of the year.

June 30th Budget Review

It was noted in the report on the budget at June 30th, that revenues were expected to exceed original estimates by \$1,557,100 and expenditures would increase by \$596,238 over the original estimates. The excess of the revenue increase over the expenditure increase which amounted to \$960,862 was transferred to the Current Surplus on Revenue Account.

September 30th Budget Review

The following report shows that \$1,537,265 in additional revenues are expected to be realized and that expenditures will exceed the budget estimate by \$1,175,200. The difference between estimated increased revenue and estimated increased expenditures amounts to \$362,065 which will be transferred to Current Surplus on Revenue Account. (See Summary and Recommendations on Page 7)

Year to Date

The total of the amounts transferred to Current Surplus on Revenue Account re the June 30th review (\$960,862) and the September 30th review (\$362,065) amounts to \$1,322,927 which is the estimated surplus for the year 1974.

Revenue Variations

Taxes on Property Sold by City - \$6,000

Current taxes on property sold by the City is expected to increase by \$6,000 due to the sale of a large site in Champlain Heights.

Tax Grants - Housing Schemes - (\$5,500)

The tax grant on Oppenheimer Lodge originally estimated at \$25,000 will be reduced by \$18,500 to \$6,500 due to the late opening of the lodge. Tax grants on other housing schemes will increase by \$13,000 due to higher taxes. The net reduction in this account will therefore amount to \$5,500.

Sundry Rentals - \$361,600

1. The following adjustments to the sundry rental accounts are due to rental increases and lease extensions, except Area Crossings which is reduced because of various cancellations.

Clause No.1 (continued)

<u>Description</u>	<u>Original Revenue Est. \$</u>	<u>Revenue Increase(Decr.) \$</u>
Street Ends	26,500	500
Area Crossings	231,000	(20,000)
False Creek Water Lots	150,000	76,000
False Creek Industrial Sites	100,000	31,000
Sundry - Note 1	725,000	171,000
Tax Sale Property	100,000	10,000
Downtown and Other Parking Properties	146,500	40,600
False Creek South Side Property	30,000	13,000
		<hr/>
Net Increased Revenue		<u>\$322,100</u>

Note 1 - This substantial increase is attributable to rentals from new properties acquired and rental rate increases on commercial properties.

2. Expenditures on rental property will be less than originally estimated since some anticipated costs have not been incurred and various lease agreements have been phased out. The net reduction will amount to \$39,500.

Building Permit Fees - \$75,000

The cost of construction, on which the building permit fees is based, continues to increase and is expected to produce \$75,000 of additional revenue (from \$650,000 to \$725,000).

Provincial Court - Fines and Fees - \$140,000

The City receives fines and fees resulting from offenses under City By-laws. Revenue from this source is expected to increase by \$140,000 (from \$760,000 to \$900,000).

Interest Earned on Temporary Investments - \$120,000

The current high interest rates will yield additional interest income as follows:

Temporary Investments - from \$3,500,000 to \$3,600,000	-	\$100,000
Interest on Property Sales Agreements - from \$65,000 to \$85,000	-	20,000
		<hr/>

Total Increase \$120,000

Civic Theatre - \$20,000

Based on theatre rentals received to date plus bookings to the end of the year, this revenue is expected to amount to \$420,000 in 1974 which is an increase of \$20,000 over the original estimate.

Miscellaneous Receipts - \$50,700

The City received a premium refund of \$50,700 re the Travelers group accident and sickness plan which reflects the favourable experience during the policy year May 1973 - May 1974. The premium refund was not anticipated in the original 1974 Revenue Estimates.

Takeover of City Functions by Provincial Departments & Agencies - \$769,465

When the Province assumed responsibility for the Welfare and various Justice functions, the original 1974 budget estimates were adjusted to reflect the reduced operating costs involved. However, the original budget estimates were not adjusted for possible sale or lease of City furniture and equipment used by these departments and rental of facilities was conservatively estimated.

No adjustment was made in the original budget estimates for the takeover of the assessment function by the B.C. Assessment Authority, effective July 2, 1974.

Manager's Report, November 29, 1974 . . . . . (FINANCE - 3)

Clause No.1 (continued)

The following budget adjustments can now be made re the foregoing items:

1. Welfare and Rehabilitation Department - Note 1

(a)	Sale of furniture, equipment and other inventory items		\$192,910
(b)	Rental of City-owned buildings, from Jan. 8, 1974	\$229,692	
	Less original revenue estimate	<u>151,000</u>	
			78,692
(c)	Rental of City-leased buildings from Jan. 8, 1974	\$ 36,273	
	Less original revenue estimate	<u>35,210</u>	
			<u>1,063</u>
	Total Increased Revenue		<u>\$272,665</u>

Note 1 - Formal acceptance by the Province of these City charges has not yet been received.

2. Justice Departments

(a)	Sale of furniture, equipment and other inventory items - Agreed to by Province		\$223,746
(b)	The original budget estimates include a charge to the Provincial Court and Prosecutor's Office for their share of building maintenance costs. Full rentals have not yet been negotiated.		<u>---</u>
	Total Increased Revenue		<u>\$223,746</u>
(c)	The Director of Finance recommends that the Provision for Capital Purposes be increased by an amount equivalent to the proceeds from sale of the furniture and equipment ( (a) above ) and this amount be reserved for renovations to the Police Buildings.		<u>\$223,746</u>

3. B.C. Assessment Authority

(a)	Operating costs assumed by the Authority from July 2, 1974 - estimated	\$451,700
(b)	Rental of facilities and equipment	27,600
(c)	City services and other charges - estimated	<u>17,500</u>
	Total Reduced Expenditure & Increased Revenue	<u>\$496,800</u>

Summary of Budget Adjustments re Takeovers:-

1.	Welfare and Rehabilitation Department	\$272,665
2.	Justice Functions	223,746
3.	Assessment Division	<u>496,800</u>
		993,211
4.	Less recommended transfer to Provision for Capital Purposes	<u>223,746</u>

Total Net Budget Adjustment \$769,465

cont'd ...

Manager's Report, November 29, 1974 . . . . . (FINANCE - 4)

Clause No.1 (continued)

Expenditure Variations

Grass Cutting and Plot Clearing - \$98,000

Council approved a sum of \$100,000 for grass cutting and clean-up on City lots, as required. This work was carried out under approved L.I.P. programs. The budget appropriation can therefore be reduced by \$98,000 to \$2,000.

Municipal Share of Social Assistance Costs - \$1,143,200

1. The City's budget for the municipal share of social assistance costs was based on a per capita rate of \$1.20 under the 85%-15% cost sharing plan and was reduced to 80¢ per capita from April 1, 1974 when the Provincial-Municipal cost sharing was revised to 90%-10%.  
The actual charges to the City however were billed at the rate of 85¢ per capita from April 1, 1974 and \$1.10 per capita effective July 1, 1974.

The additional funds required to meet the City's sharing of indicated billings is as follows:

(a) 85%-10% Cost Sharing

Jan. 1 - March 31, 1974 - 426,256 @ \$1.20 x 3 mths. \$1,534,521

(b) 90%-10% Cost Sharing

April 1 - June 30, 1974 - 426,256 @ 85¢ x 3 mths. 1,086,953

July 1 - Dec. 31, 1974 - 426,256 @ \$1.10 x 6 mths. 2,813,290

Estimated Charges for 1974 \$5,434,764

Amount Budgeted in 1974 4,603,564

Additional Funds Required \$ 831,200

2. The Province announced that the municipal share of the social welfare budget overage for their fiscal year ending March 31, 1975 would amount to about \$5,500,000. The City's share of this cost would be about \$1,375,000.

The per capita rate increase by the Province from 85¢ to \$1.10 effective July 1, 1974 will not provide sufficient funds to meet these overrun costs. It is recommended therefore that the City set aside \$312,000 to cover this shortage as per the following calculation.

Provision for Unbilled Social Assistance Costs

Provincial estimates prior to announcement of budget  
overage - April 1, 1974 - March 31, 1975

426,256 x 85¢ for 12 months \$4,348,000

Add: City's share of estimated budget overage 1,375,000

Total Estimated City's Cost - March 31, 1975 \$5,723,000

Less: Provincial billings

April 1 - June 30, 1974 - 85¢ per capita \$1,087,000

July 1/74 - March 31/75 - \$1.10 " " 4,220,000

5,307,000

Estimated Unbilled Costs - Year to March 31/75 \$ 416,000

Portion of unbilled costs applicable to the  
City's year ending December 31, 1974

\$416,000 for the year to March 31/75  
9 months to December 31, 1974

=

\$ 312,000

cont'd ...

Clause No.1 (continued)

Health Department - \$80,000

The following adjustments are required in the Health Department budget to reflect vacant positions and staff turnover:

	<u>Appropriation Decrease</u>
Medical Staff	\$30,000
Mental Hygiene Staff	25,000
Dental Staff	30,000
Fringe Benefits	<u>10,000</u>
	95,000
Less reduced Medicare recovery	<u>15,000</u>
Net Reduction	<u>\$80,000</u>

Interest Expense - \$60,000

The higher than anticipated interest rates on temporary borrowings will require an increase of \$60,000 in this appropriation from \$258,000 to \$318,000.

Contingency Reserve

An additional \$150,000 will be required in Contingency Reserve to cover requirements to date and as estimated to the end of the year. The shortage in this account is caused mainly by 1974 salary and wage settlements being slightly higher than estimated in the 1974 budget.

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In addition to the foregoing variations there are a number of accounts where minor over and under expenditures will occur. These accounts are adjusted by transfer of appropriation within the departmental budget if the variations are significant.

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Transfers of Appropriations in Excess of \$500

The following departmental transfers of appropriation made by City Manager Authorization Minutes, are reported to Council for information.

1. Engineering - Sanitation

To	8127/7540	Technical Study for Leachate Control	\$ 1,500
From	8127/7547	Delta Landfill Drainage Ditch	1,500

To provide funds for Engineering Sanitation Division,  
Leachate Control Technical Study.

2. Personnel Services

To	7045/483	Salaries Temporary Help	2,000
From	7045/481	Salaries	2,000

To provide additional funds for Personnel Services Division  
Temporary Help.

3. Data Processing

To	7030/310	Freight and Cartage	800
	7032/318	New Office Equipment	1,762
From	7030/308	Equipmental Rental	2,562

To provide funds for change of Keypunch Equipment.

Manager's Report, November 29, 1974 . . . . . (FINANCE - 6)

Clause No.1 (continued)

4. Engineering - Sanitation

To	8126/7402	Salaries - Superintendent, Clerical & Foremen	\$ 1,600
From	8126/7404	Salaries - Temporary Help	1,600

To provide additional funds for Engineering - Sanitation,  
Temporary Help.

5. Planning Department

To	7308/96	Printing & Mailing Quarterly Review	4,500
From	7308/93	Printing Sundry Reports	4,500

To establish funds for Printing & Mailing Quarterly Review.

SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that

1. The 1974 Revenue and Expenditure appropriations be adjusted as follows:

	<u>Appropriations</u>	
	<u>Increase</u>	<u>Decrease</u>
<u>Revenues</u>	\$	\$
Taxes on Property Sold by City	6,000	
Tax Grants - Housing Schemes		5,500
Sundry Rentals	361,600	
Building Permit Fees	75,000	
Provincial Court - Fines & Fees	140,000	
Interest on Temporary Investments	120,000	
Civic Theatre	20,000	
Miscellaneous Receipts	50,700	
Provincial Takeover of City Functions after Provision for Capital Purposes	769,465	
	<u>1,542,765</u>	<u>5,500</u>
Net Revenue Increase	<u>\$1,537,265</u>	
<u>Expenditures</u>		
Grass Cutting and Plot Clearing		98,000
Municipal Share of Social Assistance Costs	1,143,200	
Health Department Salaries		80,000
Interest Expense	60,000	
Contingency Reserve	150,000	
	<u>1,353,200</u>	<u>178,000</u>
Net Expenditure Increase	<u>\$1,175,200</u>	
<u>Excess of Revenue over Expenditure</u>		
<u>Increases</u>	<u>\$ 362,065</u>	

2. The excess of revenue increase over expenditure increase, which is estimated at \$362,065 be transferred to the Current Surplus on Revenue Account. "

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

Manager's Report, November 29, 1974 . . . . . (FINANCE - 7)

2. Printing Branch Replacement Equipment

The Director of Finance reports as follows:

"The City operates a Printing Branch under the direction of the Director of Finance. The Branch is self-sustaining in that all costs are recoverable through charges against various City Departments and Boards for work performed.

A portion of the revenue is set aside annually for replacement of existing equipment. This replacement fund is based on life expectancy and replacement costs, including trade-in. However, the life expectancy can vary substantially due to a number of factors, the most prominent being volume, maintenance and operator expertise.

For example:

A multilith press coupled on line with a copier was purchased early in 1971, with a predicted life expectancy of eight years. The life expectancy was based on the equipment producing one and one-half million copies per year. The volume has increased to two and one-half million in 1973 and three million in 1974. This increase in volume has caused the equipment to deteriorate to a point where it should be replaced immediately.

The replacement equipment is estimated to cost \$23,000.00. Funding for this purpose currently exists in the Printing Branch equipment replacement fund amounting to \$8,328.00 and the balance of \$14,672.00 is available from the Printing Branch equipment replacement reserve.

I therefore RECOMMEND:

Replacing the existing Multilith and Copier equipment estimated to cost \$23,000 with funds to be provided as follows:

- \$ 8,328.00 from the Printing Branch equipment replacement fund.
- \$14,672.00 from the Printing Branch equipment replacement reserve."

The City Manager RECOMMENDS that the report of the Director of Finance be approved.

3. Request from the Shon Yee Benevolent Association for a Grant to Help with the Cost of the Installation of Sprinkler Systems

The City Manager has received the following report from the Director of Finance.

"Mr. Harry Con, President of the Shon Yee Benevolent Association of Canada submitted the following letter to the Mayor and members of Council.

'Dear Mr. Mayor and Members of City Council:

Re: Ferrara Court, 504 East Hastings Street, Van., B.C.  
Sydney Hotel, 258 East Pender Street, Van., B.C.

Our Association is the owners of the aboved mentioned apartment building and hotel respectively. We have received notice from the City Fire Department to instal fire sprinkler systems in these buildings, but our rents, as you know, are limited by the Landlord and Tenant Act, and our revenues from rents are not sufficient for installation of sprinkler systems, as well as the usual cost of maintenance and upkeep.

Our Association is registered as a non-profit, charitable organization. We write this letter to request that the City give us a Grant or Subsidy for the installation of these sprinkler systems. If you require more information from us, please advise.

Thank you for your attention and kind consideration of our request.'

cont'd...

Manager's Report, November 29, 1974 . . . . . (FINANCE - 8)

Clause No.3 (continued)

The only grant or subsidy that Council has approved that would even remotely approach this was for the Central and Oliver Hotels being renovated by the United Housing Foundation. The U.H.F. was totally renovating the interior of the two hotels, far beyond merely complying with the changes to the By-laws. Acquiescence to the request of the Shon Yee Benevolent Association would presumably mean that we would be similarly obligated to help with the dozens of other facilities being required to upgrade their protection under the changes in the City By-law.

I would therefore RECOMMEND that the letter from the Shon Yee Benevolent Association be received."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 110



PERSONNEL MATTERS

RECOMMENDATION

1. Vancouver City Hall Choristers - Concert Tour

The Director of Personnel Services reports as follows:

"The Vancouver City Hall Choristers, in a letter dated November 19th, 1974, are requesting a portion of two working days, on Monday, December 23rd and Tuesday, December 24th, 1974, to tour and perform in local hospitals. In addition they are asking permission to present three concerts in the City Hall Rotunda on those days - two on the Monday and one on the Tuesday. The Choir members are also performing in the evening at various hospitals and rest homes. Some twenty members of the Civic staff are involved.

As City Council has approved similar requests of the Vancouver City Hall Choristers in previous years, I recommend that the members of the Choir be granted leave of absence with pay for the necessary portions of Monday, December 23rd and Tuesday, December 24th, 1974 in order that they may present concerts at local hospitals and in the City Hall Rotunda."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

(Copies of the communication from the Vancouver City Hall Choristers dated November 19, 1974 are circulated for the information of Council.)

2. Special Agreement - Municipal Superannuation Commission and City of Vancouver (3 Female Employees).

The Director of Personnel Services reports as follows:

"In 1958 the Municipal Superannuation Act was repealed and a new Act passed which provided for increased pensions. Four female employees had taken a pension prior to April 1, 1957, under the old Act but had remained in the service. In 1959 Council determined that those employees would upon final retirement receive a pension calculated under the terms of the new Act, at which time the employees commenced contributions under the new Act. In order that such a pension could be granted, Council authorized the City to enter into an Agreement with the Municipal Superannuation Commission under which the Commissioner would pay a pension calculated under the terms of the new Act and the City would contribute to the increased cost, a monthly amount of \$98.68. There are three employees surviving who are covered by the Agreement.

In 1971 the Municipal Superannuation Act was again amended increasing pensions and City Council authorized the Mayor and City Clerk to execute a new agreement covering these three employees in order to increase their pensions in line with those allowed by the amended Act. The increased cost to the City was \$213 monthly.

Pensions were again increased in 1974 and in keeping with past policy, it is recommended that a new agreement be executed to facilitate the payment of increased pensions to the three affected employees. The additional costs in 1974 will be \$37.40 monthly for six months (July through December).

It is further recommended that the new agreement authorize the Municipal Superannuation Commissioner to include the supplemental portion of these allowances when calculating future increases and to bill the City of Vancouver accordingly."

The City Manager RECOMMENDS that the above recommendations of the Director of Personnel Services be approved.

Manager's Report, November 29, 1974.....(PERSONNEL - 2 )

RECOMMENDATION

3. Closing of Civic Offices - December 24th, 1974

The Director of Personnel Services reports as follows:

"In past years, it has been the practice to close Civic Offices and Yards to the public at noon on the last working day before Christmas, all employees being required to vacate such buildings and yards not later than 3:30 p.m.

I recommend that, in accordance with past procedure, the Civic Offices and Yards under the control of the Council be closed to the public at noon on Tuesday, December 24th, 1974 and that all employees concerned be required to be out of the buildings and yards at no later than 3:30 p.m. Arrangements for those employees who perform a service, such as garbage collection, and for those employees on other than day shift, will be made departmentally.

This is an arrangement peculiar to December 24th, and is not in the nature of a statutory holiday."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 110

Manager's Report, November 29, 1974.....(PROPERTIES - 1 )

PROPERTY MATTERS

RECOMMENDATION

1. THAT PART OF LOT D OF LOTS 22 TO 24 INCLUDED  
IN RIGHT-OF-WAY SHOWN ON PLAN #4064,  
BLOCK 143, DISTRICT LOT 264A;  
Situating on N/S of 2nd Avenue and on the  
Easterly side of Victoria Drive

The Supervisor of Property & Insurance reports as follows:-

"The subject City-owned property, legally described as That part of Lot D of Lots 22 to 24 included in Right-of-Way shown on Plan #4064, Block 143, D.L. 264A, and situated on the North side of 2nd Avenue and on the Easterly side of Victoria Drive, is a small triangular lot which was once part of the Burnaby Lake Line Right-of-Way and was acquired from the British Columbia Electric Railway in 1955. It is situated in an area which is zoned R.S.-2, and has been reserved for sale only to the owner of the abutting lot subject to consolidation to form one parcel.

The City Engineer has requested that any sale of this property should be subject to the purchaser dedicating a seven-foot strip on the Westerly side of the abutting lot for the future widening of Victoria Drive.

The owner of the abutting lot, namely, That Part of Lot D not included in the Right-of-Way, Plan 4064, Block 143, D.L. 264A, (Who also owns Lot C on the northerly side of Lot D), has expressed a desire to purchase the City-owned parcel and, following negotiation, has agreed to pay the sum of \$6,500.00 and to dedicate a 7-foot strip on the Westerly side of both lots, namely, Lot C and Lot D. Consolidated Lot D would have an ultimate size of 30.5' x 92'.

The Supervisor of Property & Insurance is of the opinion that this represents fair market value and it is, therefore:-

RECOMMENDED That this offer to purchase be accepted, subject to the following conditions:-

1. Sale price to be \$6,500.00 and the sale date to be the date of approval of this report by City Council.
2. Purchaser to dedicate a 7-foot strip on the West side of Lots C and D for road purposes.
3. City to provide a document to convey the Portion of Lot D; the purchaser to be responsible for any other documentation necessary to complete this transaction.
4. Purchaser to be responsible for any necessary survey, legal fees, registration cost, and property taxes for the balance of 1974.
5. Consolidation of both portions of Lot D to form one parcel."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

Cont'd.....

2. SALE OF CITY-OWNED PROPERTY NORTH OF 2ND AVENUE  
Between Lakewood and Templeton Drives

The Supervisor of Property & Insurance reports as follows:-

"The owners of 2159 East 2nd Avenue, described as Lot 17 except that part included in the Right-of-Way shown on Plan 4064 of Sub. A, Block 142, D.L. 264A, Plan 2288, recently inquired into the possible purchase of City-owned property between their lot and the lane.

The City property, known as "That part of Lot 17 included in the Right-of-Way shown on Plan #4064, Sub. A, Block 142, D.L. 264A" is approximately 33' X 24', zoned R.S.2, One-Family Dwelling District. This property was once part of the B.C. Electric Burnaby Lake Right-of-Way between Commercial Drive and Nanaimo Street, which was acquired by the City from the B.C. Electric in 1955. Since acquisition, larger sections of the Right-of-Way have been subdivided and sold for new building sites and over the years, smaller portions at the rear of privately-owned property have been sold to the abutting owners.

Following discussions, the owners of Lot 17, have submitted an offer to purchase the City-owned property abutting their lot for the sum of \$450.00 cash, plus the Administrative fee. This offer is inclusive of current year's taxes and registration fees and is subject to the City property being consolidated with their property to form one parcel. Under the circumstances, this offer is considered fair and reasonable.

RECOMMENDED That 'That part of Lot 17 included in the Right-of-Way shown on Plan #4064, Sub. A, Block 142, D.L. 264A' be sold to the owners of the abutting Lot 17 for the sum of \$450.00 cash inclusive of current year's taxes and registration fees, plus the City's Administrative fee of \$50.00, subject to the lands being consolidated to form one parcel."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 111

Department Report, November 29, 1974 . . . . . (SOCIALS - 1)

SOCIAL SERVICE & HEALTH MATTERS

INFORMATION

1. Lee Building - 175 East Broadway

On May 28, 1974 Vancouver City Council passed the following motions:-

"THAT the owners be instructed to continue making the necessary repairs to the Lee Building and the Director of Permits & Licenses submit monthly reports on the progress of the repairs being carried out necessary to bring the building up to required standards."

The Director of Permits & Licenses reports as follows:-

'Further to the report to Council dated September 17, 1974, the situation now is:

The Health Department, Fire Department and the Electrical Inspection Division of this department report that no progress has been made in the renovation and upgrading of these premises. The Health Department has charges pending against the present owner. The Fire Department and the Electrical Inspection services are considering laying charges.

A letter received from Freeman & Company, Barristers & Solicitors advises that the above building is now in receivership. Undoubtedly the building will be changing ownership and it is anticipated that the necessary repairs and upgrading will follow.'

This report is submitted to Council for INFORMATION."

FOR COUNCIL ACTION SEE PAGE(S) 171

BUILDING AND PLANNING MATTERS

**B-4**

RECOMMENDATION

1. 4894 Knight Street  
Development Permit Application #68075  
Gasoline Service Station (North-East Corner of Knight & 33rd Ave.)

The Director of Planning reports as follows:

" Standard Oil Company of B.C. Ltd. have filed Development Permit Application No. 68075 to construct a gasoline service station (self-serve). The proposed development will replace the existing gasoline service station on this site at the north-east corner of Knight Street and E. 33rd Avenue. The site is located in a C-1 Commercial District.

The gasoline service station policy, as adopted by City Council in October, 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 68075 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the construction of a gasoline service station (self-serve) on this site, subject to the following conditions:

- A. Prior to the issuance of the Development Permit:
  - (a) Building Grades clearance is to be first obtained from the City Engineer;
  - (b) revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Director of Planning, clearly indicating the provision of a minimum 15'0" setback from the westerly property line;
  - (c) the landscaping and the treatment of the open portions of the site are to be first approved by the Director of Planning;
  - (d) the screening is to be first approved by the Director of Planning.
- B. The two off-street parking spaces are to be provided in accordance with the approved drawings and the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law, within sixty (60) days from the date of any use or occupancy of the proposed development, and thereafter to be permanently maintained.
- C. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter permanently maintained in good condition at all times.
- D. The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

It is RECOMMENDED that Development Permit Application #68075 be approved in accordance with the recommendation of the Technical Planning Board and the Vancouver City Planning Commission."

2. 7084 Balaclava Street  
Development Permit Application #68171

The Director of Planning reports as follows:

"Development Permit Application No. 68171 has been filed by Dr. L.C. Jenkins, to construct a 40' x 34' stable at the rear of the above site. The applicant also requests permission to keep four horses on the site. The stable is to accommodate the horses, a tack room and storage areas.

The site is located in a RA-1 (Limited agricultural) district. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of the City Council.

On April 25th, 1973, Development Permit Application No. 61975 permitted the construction of a one-family dwelling on this site.

It is RECOMMENDED that City Council approve the keeping and housing of four horses in the proposed stable."

Department Report, November 29, 1974 . . . . . (BUILDING - 2)

3. 3435 West 55th Avenue  
Development Permit Application #68194

The Director of Planning reports as follows:

"The Development Permit Application No. 68194 has been filed by Dr. L.E. Greenaway, to construct a 32' x 27' stable at the rear of th s vacant site. The applicant also requests permission to keep up to four horses on the site. The stable is to accommodate horses, a tack room and a feed room.

The site is located in a RA-1 (Limited Agricultural) District. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

On October 25th, 1974, the Technical Planning Board approved Development Permit Application No. 68194 for the construction of a 32' x 27' stable at the rear of this site, subject to revised drawings being first submitted, indicating that the proposed stable will be located no less than 30' from the rear and side property lines.

The submitted drawings have now been so amended.

It is RECOMMENDED that City Council approve the keeping and housing of four horses in the proposed stable."

#### INFORMATION

4. Subdivision of Lot "A", Block 10, Subdivision "A",  
D.L. 195, Plan 1224 - 3390 Nanaimo Street

The Director of Planning reports as follows:

"In a letter to City Council, dated October 31, 1974, Mr. John Nicolinas expressed a desire to subdivide his lot "A" for the purpose of creating a vacant lot north of the existing one-family dwelling (See Appendix A, B & C for letter and site plans).

After providing for a minimum side-yard setback of 5 feet from the north side of the existing dwelling - as required by the Zoning and Subdivision regulations - the remaining vacant land would have a width of about 26.8 feet.

Therefore, the largest possible vacant lot would have a width of 26.8 feet and an area of 2,353 square feet.

The smallest lot which can presently be created by subdivision in a one-family dwelling district - under Section #38 of the Subdivision Control By-law #3334 - must have a minimum width of 33 feet and a minimum area of 3,600 square feet.

However, at its meeting of November 12th, City Council authorized the preparation of an amending by-law whereby the minimum lot width and area for the (RS-1) and (RS-2) one-family dwelling districts would be reduced to 30 feet and 3,000 square feet respectively, at the discretion of the Approving Officer.

It is, therefore, evident that the subdivision proposed by Mr. Nicolinas would not meet the new minimum lot sizes proposed by City Council.

In paragraphs 4 and 5 of his letter, Mr. Nicolinas observes - "That new homes are being constructed on much smaller parcels then the 3,600 square feet required by the Vancouver City By-laws", and, "In view of the fact that the above mentioned by-laws are being contravened in several circumstances, etc."

These statements suggest that lots are currently being created by subdivision below the minimum standards.

Such is not the case and the lots referred to are undoubtedly some of the many hundreds of existing, 'below the minimum lots', which were created long before City Council introduced subdivision control regulations.

As these 'lots' already have registered titles, the owners presently have the right to develop them in accordance with the applicable zoning and building by-laws."

STANDING COMMITTEE OF COUNCIL  
ON SOCIAL SERVICES

A meeting of Standing Committee of Council on Social Services was held in No. 1 Committee Room, Third Floor, City Hall, on Thursday November 21, 1974, at 1:45 p.m.

PRESENT: Alderman Rankin, Chairman  
Alderman Hardwick  
Alderman Gibson (Clauses 1 to 2(c) only)

ABSENT: Alderman Marzari

ALSO PRESENT: Mr. Paul Murphy,  
Department of Human Resources

COMMITTEE  
CLERK: H. Dickson

.....

RECOMMENDATION

1. Allegations of Rental Agency By-law Infractions

The Committee on September 12, 1974 was in receipt of affidavits alleging violations of City By-law No. 4790 which governs the operation of Commercial Housing Rental Agencies and consideration was deferred pending the outcome of an application by Rentex in Supreme Court to quash the City By-law.

Mr. Justice MacFarlane of the Supreme Court ruled October 10, 1974, in the City's favour. This decision, however, is being appealed by Rentex. The Committee at its meeting of October 17, 1974 recommended that in view of the Judgement of Mr. Justice MacFarlane and in view of allegations that the three rental agency companies are continuing to violate By-law 4790, that the three companies, Rentex, Timesavers, and Homehunters, be asked to appear before City Council to show cause why their business licenses should not be suspended.

This recommendation was deferred pending any submissions from the three companies at today's meeting.

The Committee had before it for consideration the three affidavits, a letter dated November 1, 1974 from W.E. Ireland on behalf of Rentex, and a letter and brief dated November 5, 1974 from R. Glen Orris on behalf of Homehunters.

Peter Leask, counsel for Timesavers, appeared before the Committee and stated that Timesavers is operating in a manner that does not comply with City By-law 4790 and that the company makes no suggestion that it is complying. He said the company will continue to operate as it has unless the Courts rule otherwise. He advised the Committee that Timesavers has applied to the Supreme Court to have the By-law ruled prohibitive and this case will be heard November 28, 1974.

He maintained the By-law is prohibitive and that he will introduce evidence to the Court to support this claim.

It was revealed that Timesavers receives about 900 requests per month from persons seeking rental accommodation and that only 20% of them demand and are given a refund of the \$30.00 fee charged by the company.

Cont'd...



Standing Committee of Council  
on Social Services . . . . . 2  
November 21, 1974

Mr. Leask suggested there be an amendment to By-law 4790 which would allow the companies to accept and hold a deposit of \$30.00 rather than \$5.00, this deposit to be refunded if the customer is not satisfied. He indicated his clients understood they could continue to operate contrary to the City By-law until all court cases have been resolved and stated the Committee's recommendation of October 17, 1974 came as a surprise to the company.

A representative of Homehunters also told the Committee he considers the By-law prohibitive.

The Committee stated it feels the By-law is regulatory, not prohibitive and that the companies must abide by the law until the By-law is overthrown in court.

It was further pointed out during discussion that City Council does have the right to enact by-laws which are prohibitive but only if Council is unanimous in adopting the by-law. In the case of By-law 4790 there was one negative vote in Council.

The Committee pointed out that the City By-law was upheld by Mr. Justice MacFarlane October 10, 1974 in the Rentex case, and that by November 28, 1974 a second test of the By-law, the Time-savers case, will have been heard in Court.

Following discussion it was,

RECOMMENDED

THAT the three commercial housing rental agencies, Rentex, Timesavers, and Homehunters, be requested to appear before City Council to show cause why their business licenses should not be suspended, or why the City should not seek an injunction to prevent the companies from operating contrary to City By-law 4790.

INFORMATION

2. Control of Beer Parlours in the Downtown Eastside

Council at its meeting of October 29, 1974 approved the following recommendation from the Social Services Committee meeting of October 17, 1974.

- A. "THAT the owners and operators of the Pennsylvania, Stratford and West Hotels be requested to appear before the Standing Committee on Social Services to discuss the unfavourable Police reports with respect to their beer parlour operations; and that representatives of the Liquor Administration Branch of the Department of the Attorney-General be invited to be present;
- B. THAT the oral reports of the representatives of the Sunrise and No. 5 Orange Hotel be received and that the operators of those beer parlours be urged to improve their operations;
- C. THAT Council request the Police Board to re-instate policing of the East Hastings area to the same level as was in effect in the summer of 1973."

Council at its meeting of October 8, 1974 resolved that the owners of the Anchor Hotel appear and show cause why their business licenses should not be suspended in view of the unfavourable Police report on this hotel. Subsequently, Council at its meeting of October 22, 1974 referred the matter of the Anchor Hotel to the Social Services Committee.

Standing Committee of Council  
on Social Services . . . . . 3  
November 21, 1974

The Committee had before it for consideration a report dated September 19, 1974 from Mr. T. Herdman, Superintendent Commanding Patrol Division, Police Department, which lists incidents which have occurred in a number of east side hotels over a 3½ month period.

(a) Pennsylvania Hotel - Carral & Hastings Streets

Representatives of the Pennsylvania Hotel reviewed the Police list of incidents and stated the management was not made aware of some of these occurrences at the time, and that they are not recorded in the hotel's list of incidents.

On the topic of sleepers, the hotel representatives stated that many of their patrons are feeble and under nourished and fall asleep easily.

They stated their records show that Police visited the Pennsylvania Hotel 86 times during the three and a half months of the survey.

Police inspector, Mr. V. Lake, told the Committee that the operation of the Pennsylvania Hotel beer parlour, improved in September, October and November, and that it appears the management is now making a good effort to control the behaviour in the beer parlour.

The Committee indicated it was pleased to hear this and stated it expects the situation to continue to improve.

Following discussion it was,

RESOLVED

THAT the Police Department report on the Pennsylvania Hotel and the verbal submission of the operators of the Pennsylvania Hotel beer parlour, be received.

(b) Stratford Hotel - Gore and Keefer

A representative of the Stratford Hotel told the Committee that the neighbourhood in which this hotel is located is frequented by numerous drug addicts and that the hotel operators have called the police several times when these persons become a problem at the hotel.

He indicated the hotel does try to keep prostitutes and pimps off the premises.

The Committee pointed out that the Stratford Hotel is next to a residential area, and that complaints have been received about the undesirable persons who congregate near the Stratford Hotel.

Inspector Lake advised the Committee that in the past six weeks many of the "undesirables" have moved away from the Stratford Hotel area back to Hastings Street and that the management of the Stratford Hotel has done a good job in endeavouring to control the conduct of its patrons.

Following discussion it was

RESOLVED

THAT the Police report on the Stratford Hotel and the verbal submission of the representative of the Stratford Hotel be received.

(c) West Hotel - 400 Block Cambie Street

A representative of the Liquor Administration Branch advised the Committee that the liquor license at the West Hotel has been suspended by the Liquor Administration Branch for an indefinite period, as a result of unfavourable reports from both the Police Department and the Liquor Administration Branch inspectors.

Following discussion it was,

RESOLVED

THAT the verbal report of the Liquor Administration Branch and the Police Department report on the West Hotel be received.

ALDERMEN GIBSON LEFT THE MEETING AT THIS POINT. THERE THEN BEING NO QUORUM PRESENT THE FOLLOWING CLAUSES ARE SUBMITTED BY ALDERMAN RANKIN, CHAIRMAN, AND ALDERMAN HARDWICK, MEMBER, FOR THE CONSIDERATION OF COUNCIL.

CONSIDERATION

(d) Anchor Hotel - 103 Columbia Street

Operators of the Anchor Hotel beer parlour, and their legal counsel, Mr. R.G. Fox appeared and presented a brief dated November 7, 1974, (circulated) which stated in part:

"There are no incidents of a serious nature reported, such as thefts, strongarmings, or assaults, nor is there any suggestion in the report that the hotel beer parlour is a centre for the drug trade."

During discussion it was noted that most of the incidents at the Anchor Hotel appear to occur during the shift of one of the two barmen.

The Aldermen felt that the Anchor Hotel beer parlour, is frequented by a "tough young marijuana-smoking crowd", and that the beer parlour requires strong management.

Following discussion it was,

RESOLVED

THAT the Police Department report on the Anchor Hotel, the brief from Mr. Fox and the verbal submissions from Mr. Fox and the operators of the Anchor Hotel beer parlour, be received and the matter be deferred for sixty days, and that the Police Department be asked to submit a further report to the Social Services Committee on the Anchor Hotel at the end of sixty days.

3. Hotel East, 445 Gore Avenue - Notice to Tenants to Vacate

Submitted for consideration was a notice dated October 18th, 1974, (circulated), from Mr. George Fu, manager of the Hotel East, to the tenants requiring the tenants to vacate by midnight December 6, 1974.

The notice states in part:

F. "The bona fide and lawful rights and interests of the landlord are and have been seriously impaired by acts or omissions of the tenant, particulars of which are as follows:

- (i) The Hotel East is closed for business and the landlord desires to cease operating the premises as a hotel.
- (ii) The landlord has been advised by the City of Vancouver that the Hotel East does not comply with the Lodging House and Fire By-Laws of the City of Vancouver and the landlord desires to cease operating the premises as a hotel in order not to violate the Lodging House and Fire By-Laws of the City of Vancouver.
- (iii) Since the time of first giving Notice of Termination to the tenants of the Hotel East, the landlord has been charged with violations of the Lodging House By-Law of the City of Vancouver, which charges the landlord sought to avoid when the decision to close the hotel was made.
- (iv) The landlord has been advised by the City of Vancouver that an order will issue shortly from the City that the Hotel East be closed altogether and all tenants be removed and if this order is not complied with, further charges will be laid against the landlord.
- (v) The landlord seeks possession of the whole of the premises of the Hotel East for his own purposes and wishes to convert the whole of the premises to commercial, non-residential, uses.
- (vi) The tenants' continued occupancy of the premises is preventing the landlord from closing his business as a hotel; and is rendering the landlord liable to further charges under the By-Laws of the City of Vancouver; and is preventing the landlord from using the premises for other, non-residential, purposes.

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With regard to section (iv) it was noted that the City in mid October issued an order to the owners of the Hotel East that the premises be closed altogether effective December 1, 1974. This notice went to the owners of the East Hotel and also to the owners of 21 other hotels.

Mr. B. Eriksen, president of the Downtown Eastside Residents' Association, advised that he had discussed the Hotel East situation with Rentalsman, Mr. Barry Clark, who has the power to seize rents and restore services of the hotel, but Mr. Clark indicated he will uphold the position of the Landlord unless the City withdraws its order that the hotel be closed.

A representative of the Health Department advised that the department was legally required, under the circumstances, to issue the order.

It was further indicated that the Rentalsman has stated that it is not the responsibility of the Rentalsman to carry out extensive renovations of rental premises.

It was pointed out that if the Rentalsman took over operation of the Hotel East but could not make the necessary renovations to meet City Health and Lodging House By-law requirements, then the Rentalsman would be liable to prosecution by the City for operating premises which do not meet the above City By-laws.

During discussion it was pointed out the Hotel East does not meet requirements for office use because it does not have adequate off-street parking.

Mr. B. Eriksen suggested that if the City's Health Department withdraws its notice that the owners close the hotel, then the Office of the Rentalsman can intercede on behalf of the tenants, take over the operation of the hotel and restore essential services under the repair section of the Landlord and Tenant Act.

Following discussion it was,

#### RECOMMENDED

THAT City Council defer the Health Department notice to the owner of the Hotel East requiring him to close by December 1, 1974 for two weeks;

FURTHER THAT the Director of Legal Services submit a report on the extent of the Rentalsman's responsibilities under the repair section of the Landlord and Tenant Act, such report to be presented to Council at the same time this Committee's report is before Council.

#### 4. Downtown Eastside Residents' Association - Proposal for Neighbourhood Improvement Program

Submitted for consideration was a letter dated October 24, 1974 from DERA requesting a neighbourhood improvement program and the allocation of the necessary funds.

The Chairman advised representatives of DERA that the topic of neighbourhood improvement programs, in particular the Downtown Eastside area, will be considered by City Council's Standing Committee on Community Development in approximately two weeks.

Following discussion it was,

Cont'd...

RECOMMENDED

- (a) THAT the Director of Planning be asked to prepare a zoning amendment to zone the area bounded by Gore and Heatley, and Pender and Alexander, as Commercial-Multiple Dwelling District (C.R.M. zoning), as an interim measure pending the disposition of a Neighbourhood Improvement Program in the area.
- (b) FURTHER THAT the petition received this date and the entire submission of the Downtown Eastside Residents' Association be referred to the Community Development Committee.

5. Opportunity Rehabilitation Workshop - Grant Request

The Committee had before it for consideration a report dated October 10, 1974 from the City Manager (circulated) in which the Director of Social Planning recommends:

"That City Council approve a Civic grant of \$1,709.05 to ORW being equal to taxes on vacant and undeveloped land from January 1 to September 8, 1974 and local improvement charges on land presently occupied and in use for charitable purposes. This grant to be made available from the Contingency Reserve."

Following discussion it was,

RECOMMENDED

THAT City Council approve a Civic grant of \$1,709.05 to ORW being equal to taxes on vacant and undeveloped land from January 1 to September 8, 1974 and local improvement charges on land presently occupied and in use for charitable purposes. This grant to be made available from the Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 113

The Meeting Adjourned at 3:45 p.m.

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
HOUSING

November 26, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, November 26, 1974, at 10:30 a.m.

PRESENT: Alderman Harcourt, Chairman  
Alderman Massey  
Alderman Rankin  
Alderman Volrich

CLERK: R. Demofsky

The Minutes of the meeting of October 29, 1974, were adopted.

RECOMMENDATIONS:

1. G.V.R.D. Housing Projects

- 14th Avenue and Nootka

When discussing this housing site at the Housing meeting on October 29, 1974, Mr. W. Casson, Director of Housing. G.V.R.D., advised that he would report back at a later meeting.

Mr. Casson advised that Still Creek runs through this site and during wet periods becomes a raging torrent, thus creating a dangerous situation. It should, therefore, be culverted. He further advised of a new proposal for this site which would entail doubling the width of the lane running at the back of this site.

In conclusion, Mr. Casson referred to a letter sent to the Housing Committee on May 7, 1974, which stated in part:

"The Housing Department has been attempting to design a satisfactory housing scheme and to negotiate an acceptable land price taking into account the substantial costs of culverting the creek. It is anticipated that the cost of constructing the culvert will be in the order of \$125,000. This is based upon an estimate for 1973 construction (\$92,000 plus 33 1/3%). The price of the land, \$52,750 was quoted eighteen months ago by the City Supervisor of Property and Insurance who says, rightly, that market value of land has increased in that time. However, it is felt that the City should be offered the original price plus 9% per annum as the costs since appraisal do not related to the inflationary prices now extant. (i.e. \$35,000 for one 33'-0 lot). Land \$52,750 + 9% + 9% = \$63,100 approximately."

Mr. Casson advised that G.V.R.D. would be willing to culvert Still Creek if the City of Vancouver would make this site available to them for approximately \$63,100 as noted above.

- Semlin Drive

The Housing Committee on April 9, 1974, when considering a report from the G.V.R.D. on a proposed family housing project on Semlin Drive recommended that this matter be deferred pending further report back from the G.V.R.D. on project costs and other matters for consideration of the Standing Committee on Housing.

Submitted for the Committee's consideration was a letter from the G.V.R.D. dated September 30, 1974. This letter, which is on file in the City Clerk's Office, stated in part:

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"This matter arose in April 1974 when the Housing Committee recommendation to sell the land to G.V.R.D. for \$225,000 was tabled. It was thought at that time that the reduced price of \$225,000 was not supportable if further Federal and Provincial aid (which appeared likely) was also available. It was for this reason that the G.V.R.D. offered to produce project costs. However, the increased government aid is not forthcoming."

Mr. Casson, G.V.R.D., advised the Committee that the above noted Federal and Provincial funding was not available, and that he would submit a letter to Council advising of this.

- Site at Grandview and Kamloops

Due to lack of time at the October 29, 1974, Housing Committee meeting discussion of this site was tabled to a later meeting.

Submitted for the Committee's consideration was a report from the G.V.R.D. dated October 29, 1974, regarding the above site.

This report outlined a proposed two-storey single family housing project to be built on this 44,898 square foot site, which would facilitate approximately twenty small three bedroom units. The report concluded with the recommendation:

"It is recommended that the City of Vancouver make this site available to the Greater Vancouver Housing Corporation for the development of twenty units at a price not to exceed \$8,000 per unit."

RECOMMENDED,

- A. THAT Council approve the sale of the site at 14th and Nootka, being Lot 21, Block A, Sec. 43, T.H.S.L., to the G.V.R.D. for development of a family housing project for the sum of approximately \$63,100. However, that the Supervisor of Property and Insurance prepare a report on this matter to be considered by Council in conjunction with this recommendation.
  - B. THAT Council approve the Housing Committee recommendation of March 19, 1974, (tabled by Council on April 9, 1974) that approval in principle be given to the sale of the following City-owned lands for a price of \$225,000 to the G.V.R.D. for the development of low-rental family housing,
    - i. South side of Triumph Street between Semlin and Lakewood Drive; Lots 1 to 3: Block 29, D.L. 184.
    - ii. North side of Pandora Street between Semlin and Lakewood Drive: Lots 14 to 16, Block 29, D.L. 184.
    - iii. South-east corner of Pandora Street and Semlin Drive; Lots 1 to 3: Block 36, D.L. 184.
  - C. THAT the City of Vancouver make the site at Grandview and Kamloops available to the Greater Vancouver Housing Corporation for the development of twenty single family housing units at a price not to exceed \$160,000.
2. Dunsmuir House - Salvation Army

Submitted for the Committee's consideration was a brief from the Salvation Army requesting financial aid for renovation and refurbishing

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requirements for the Dunsmuir House for Men at 500 Dunsmuir Street in the City of Vancouver.

The brief, which is on file in the City Clerk's Office, stated in part:

<u>ITEM</u>		<u>ESTIMATED COSTS</u>
I.	SPRINKLER SYSTEM (INSTALLED)	\$ 30,296.00 *
	EMERGENCY LIGHTING (INSTALLED)	2,517.00 *
II.	(a) MAIN FLOOR RE-ALIGNMENT	
	(b) PAINTING - TOTAL BUILDING	93,777.00
III.	FURNISHINGS (BREAKDOWN ATTACHED)	
	(a) Re-alignment area \$11,094.62	
	(b) Accommodation area	
	4 floors - 161 rooms 55,791.70	66,896.32
IV.	ELEVATOR REPLACEMENT	65,000.00
TOTAL SCHEME REQUIREMENT		\$ 258,468.32

\* Paid from Local Funds (Item 1)

The Chairman advised that funding of a sprinkler system, emergency lighting, main floor realignment, and painting total building, amounting to approximately \$126,590, could be acquired from C.M.H.C., and that the cost of the elevator replacement could come out of Salvation Army funds. Also, that he had spoken with the Minister of Human Resources regarding funding of the furnishings and that the Minister agreed in principle, but wanted more information.

RECOMMENDED,

THAT financing of the refurnishing of Dunsmuir House be shared on a 25/75 percent City-Province basis with the City paying approximately \$16,723.08, and the Provincial Government paying approximately \$50,173.24.

### 3. Fire By-law Enforcement - Additional Staff

Submitted for the Committee's consideration was a report from the Fire Chief dated November 20, 1974, re the above noted topic.

"The Fire Chief reports as follows:

Vancouver City Council at its' meeting of October 22, 1974, approved the recommendations of the Standing Committee of Council on Housing dated October 15, 1974.

Their recommendation A is "That the Fire Chief report back to the Standing Committee of Council on Housing through the City Manager, on the possibility of hiring two temporary Fire Inspectors to carry out fire inspections on lodging houses outside of the core area of the City of Vancouver".

An attempt has been made to find retired Fire Wardens to fulfill this recommendation without success. I would, therefore, recommend that we draw two additional Fire Wardens from the firefighting companies and replace them with two trainees to the firefighting staff for a period of at least one year; with a reassessment of our needs at that time.

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Cost to the City would be:

Salaries at 1st year firefighter rate (1974 rates)	\$18,720
Fringe Benefits at 16.8%	3,145
Car Allowance (2 men at 600 miles each per month)	2,160
<b>TOTAL COST</b>	<b>\$24,025</b>

When the additional Fire Wardens are no longer needed, they will be returned to firefighting duties and our strength will be adjusted through normal attrition.

RECOMMENDED,

THAT the Fire Chief be authorized to draw two additional Fire Wardens from the firefighting companies and replace them with two trainees to the firefighting staff for a period of at least one year; with a reassessment of their needs at that time.

INFORMATION:

4. Progress Report on Housing Projects

At the Housing Committee meeting of October 29, 1974, when considering a progress report on housing projects, specific housing projects were noted. Submitted for the Committee's consideration was a report from the Housing Planner outlining progress to date of these specific projects. (This report is on file in the City Clerk's Office.)

Following discussion, it was:

RESOLVED,

- A. THAT the progress report of the Housing Planner be received.
- B. THAT Mr. M. Gellar, C.M.H.C., report back on construction progress of the senior citizens' housing projects at 1650 Haro, 1655 Barclay, and 1648 Nelson.
- C. THAT the Zoning Planner be instructed to report back to the next meeting of the Housing Committee on placing the rezoning of the site at 1280 Nicola Street to CD-1 before a Public Hearing in mid-December, 1974.
- D. THAT the Housing Planner reconsider the sewer relocation cost, zoning, and current market value price of the site at 5th and Renfrew, and report back with a proposal which would allow construction of a 90 unit senior citizen housing project at a cost of approximately \$4,000 to \$4,500 per unit.
- E. THAT the Chairman meet with the Housing Planner, representatives of G.V.R.D., and members of Collingwood United Church, to discuss the Collingwood United Church senior citizen project at School and Harold and report back.
- F. THAT the Supervisor of Property and Insurance report back to a later meeting of the Housing Committee with relevant details on the City-owned site at Stainsbury and Hull being Lots 1, 2, 3, 5, and 6, Block 628, D.L. 195.

5. Progress on Lodging House By-law Enforcement

Submitted for the Committee's consideration was a Health Department report on Enforcement of the Lodging House By-law in the Downtown Eastside Area of the City of Vancouver dated November 20, 1974.

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This report, which is on file in the City Clerk's office, stated in part:

"As a result of the Lodging House By-law enforcement and other factors, a total of 109 premises comprising 1092 units have closed as lodging houses, though many have reverted to other categories of housing (Single Family Dwelling, Duplex, etc.) Also a total of 23 other premises comprising 368 units have stated their intention of closing prior to December 1, 1974 with the result of 1460 units closed by December 1, 1974."

The Director of Environmental Health advised the Committee that to date approximately 37% of the applications for Operators' Permits sent out to lodging house operators had been returned. He further advised that these applications were being processed, and that 259 interim permits had been issued with varying expiry dates (according to conditions found in these lodging houses). Twenty-two letters had been sent to operators to close their premises by December 1, 1974, due to non-compliance with the Lodging House By-law, and to date seven of these premises had indicated that they would conform to by-law requirements, and that three of the remaining fifteen, (445 Gore Avenue, 247 Abbott Street, and 107 Cordova Street) were converting to offices.

When discussing the Hazelwood Hotel the Committee noted that it was presently vacant in view of renovations being made. Ms. L. Phipps, Community Worker with the First United Church, advised that some floors of this hotel were being renovated into larger suites which could not be afforded by residents of the Downtown Eastside Area.

RESOLVED,

- A. THAT the report from the Health Department on Enforcement of the Lodging House By-law in the Downtown Eastside Area dated November 20, 1974, be received. -
- B. THAT the Chairman meet with the owner of the Hazelwood Hotel to determine the type of renovations that are being made and future plans of this hotel, and report back to a later meeting of this Committee.

#### 6. Progress on Fire By-law Enforcement

Submitted for the Committee's consideration was a progress report on Enforcement of the Fire By-law from the Fire Chief dated November 20, 1974. The report outlined progress on prosecutions, previous contracts signed since report, core area hotels complete and approved, and buildings affected by contracts previously signed with Arctic Sprinkler Co.

The Fire Chief advised the Committee that since this report was written another five hotels had signed contracts for installation of sprinkler systems. He further advised that prosecution was requested at the expiry of the 30, 60, or 90 day notice to the hotel. Also, that there was only a one week waiting period in acquiring a quote from a sprinkler company, and that a Fire Department engineer was reviewing each sprinkler contract to see that quotes were reasonable.

RESOLVED,

- A. THAT the report of the Fire Chief on Enforcement of the Fire By-law dated November 20, 1974, be received.
- B. THAT the Director of Finance report back to the next meeting on the possibility of establishing a one-half million dollar fund to assist lodging houses and hotels in the core area of the City of Vancouver to conform to Fire and Lodging House By-law requirements. Each hotel

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or lodging house to have a maximum loan entitlement of \$10,000 to be issued according to need. Loans to be repayable within three to five years with a charge against the building. The City to approve rental rates and improvements which would occur to the building.

7. Fireproof Mattresses

The Chairman advised that due to lack of sufficient input from the Fire Department at this date a report would be considered by the Housing Committee at its next meeting.

8. DAON Developments Low-Rental Housing Proposal

Submitted for the Committee's consideration was a proposal regarding Low-Rental Housing from DAON Developments.

RESOLVED,

- A. THAT the low-rental housing proposal of DAON Development Corporation be received.
- B. THAT the Housing Planner, representatives of C.M.H.C., and representatives of DAON Development Corporation, discuss this proposal in more detail and report back to this Committee.

9. Adora Court Rooms - 466-468½ Union Street and Boulder Rooms 1-9 West Cordova Street

Due to lack of time discussion on these matters was tabled to the next meeting of this Committee.

The meeting adjourned at approximately 12:20 p.m.

\* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 714 & 717

STANDING COMMITTEE OF COUNCIL  
ON SOCIAL SERVICES

A special meeting of the Standing Committee of Council on Social Services was held in No.2 Committee Room Third Floor, City Hall on Tuesday November 26, 1974, at 1:00 p.m.

PRESENT: Alderman Rankin, Chairman  
Alderman Hardwick  
Alderman Gibson  
Alderman Marzari

COMMITTEE H. Dickson  
CLERK:

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1. West End Services Centre

The Social Services Committee at its meeting of October 24, 1974 after considering the resignation of the Chairman of the Management Team of the West End Services Centre, resolved to consider the following at its next meeting:

- a. Terms of Reference for Manager position at the Centre regarding classification, background, etc.
- b. Auspices and funding for the Centre.
- c. Receptionist position - Reclassification.
- d. Dr. Bonham, Mr. Butler from the Department of Human Resources, representatives from the V.M.R.E.U. and the City Personnel Department be present when these items are discussed.

Difficulty was encountered in having all persons concerned attend a regular meeting of the Social Services Committee and a special meeting was called this date.

The Committee had before it for consideration its recommendations, approved by Council on July 23, 1974, for the operation of the West End Services Centre; a brief dated November 5, 1974, from the Health Department and an outline of services provided at the Centre from the former chairman of the Management Team, Mr. R.A. Dunbar, (circulated).

Alderman Rankin, Chairman of the Committee opened the meeting by reviewing the Committee's previous recommendations on the operation of the West End Services Centre, (circulated), which were approved by Council July 23, 1974.

The Chairman explained that today's meeting was brought about by the resignation of the Chairman of the Management Team over an apparent difference of philosophy with the Medical Health Officer in implementing the recommendations of the Social Services Committee.

There was a one hour discussion of this entire matter with input from the City Manager, the Medical Health Officer, the Director of Personnel, the Vancouver Municipal and Regional Employee's Union, the former Chairman of the Management Team of the W.E.S.C., the Acting Chairman of the Management Team of the W.E.S.C., and the Social Planning Department.

Cont'd...

Standing Committee of Council  
on Social Services . . . . . 2  
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Clause No. 1 Continued:

Discussion centered on the role of the Chairman of the Management Team and his say in such matters as the appointment of staff.

The Committee agreed its previous intent was that staff at the Centre be immediately responsible to, and under the direction of, in day to day business, the Chairman of the Management Team rather than to the head of a particular agency which happens to use the Centre.

It was noted that Council approved the Committee's recommendation that the Chairman of the Management Team be responsible for the administration of the office and that this mandate has apparently not been implemented.

There was discussion on who would evaluate personnel at the West End Services Centre after the normal six months probationary period for employees has expired.

It was noted that the acting chairman of the Management Team will be on maternity leave in the near future, thus leaving this position unfilled.

The Committee RECOMMENDED,

- I. THAT Council reiterate its recommendations of July 23, 1974 on the operation of the West End Services Centre which are:
  - A. "The Management Team be established consisting of one representative each from the
    - City Health Department
    - City Police Department
    - Provincial Department of Human Resources
    - Provincial Correction Services
 to: (i) undertake co-ordination and development of authorized programs
    - (ii) consider the needs of individuals and the community
    - (iii) report to the appropriate department with recommendations on the need for new or enlarged services
    - (iv) develop liaison with private and voluntary agencies operating in the West End
    - (v) meet with the Health Department Unit Services Supervisor as required to assist in budget preparation and to review and control expenditures.
  - B. The Chairman of the Management Team, to be named the Program and Facility Manager, to be appointed by the members of the Management Team and the Chairman to be the representative of the West End Services Centre on the larger "Burrard Service Area" management team.
  - C. The Chairman of the Management Team be responsible for the administration of the office."

Cont'd...

Standing Committee of Council  
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Clause No. 1 Continued:

- II. THAT the Chairman of the Management Team be responsible for the evaluation of personnel following the normal six months probationary period;
- III. THAT the Management Team of the West End Services Centre submit in the near future to the Social Services Committee its plans for the appointment of a full time permanent chairman of the Management Team.

FOR COUNCIL ACTION SEE PAGE(S) 775

The Meeting Adjourned at 2:00 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

NOVEMBER 28, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in No. 2 Committee Room, Third Floor City Hall on Thursday, November 29, 1974 at 12:30 p.m.

PRESENT: Alderman Bowers, Chairman  
Aldermen Linnell and Volrich

ABSENT: Alderman Harcourt (on Civic business)

COMMITTEE  
CLERK: Marilyn Clark

INFORMATION:

1. Ice Rinks - Financing

Commissioner Art Cowie, Chairman, Park Board, and Superintendent of Parks, Mr. S. S. Lefeaux were present at this meeting of the Committee to bring the members up to date on the latest Architect's estimates for Ice Rinks. A letter from the Park Board describing this financing situation is circulated.

On October 24, 1974 the electors approved a plebiscite authorizing Council to borrow \$2,750,000 to build Ice Rinks in the city. It is anticipated that these Ice Rinks will qualify for a Provincial Communities Recreation Facilities Fund Grant, making the total of the funds available \$3,750,000. In fact, a grant for the Britannia Community Services Centre Rink has been approved.

The Park Board have now received the Architect's estimates for the Ice Rinks presently being planned for Connaught Park and Sunset Park. These estimates are \$1,700,000 for each rink. The total estimated cost for the 3 rinks at Britannia, Sunset and Connaught is \$4,568,500.

Commissioner Cowie indicated to the Committee members that the Architect's have been instructed to review the design of the rinks and return with methods of reducing the estimated costs. It is anticipated that even with reduced estimates the Ice Rinks' financing will be in a deficit position. The figures presented show the costs, since the plebiscite was passed in October 1973, have increased by 100%. The costs do include such things as relocation of existing services where necessary, landscaping, provision of paved parking areas, and in the case of Sunset Park rink a solution to a soil problem.

Commissioner Cowie described for the information of the Committee members, the situation in Edmonton where a contract for such a project is negotiated rather than put out for bids.

The Architects have been instructed to return to the Park Board meeting on December 16, 1974 with, hopefully, significant reductions in their estimate. It was suggested by Commissioner Cowie that at least two Aldermen should attend that Park Board meeting so that they will be apprised of the current situation.

It was RESOLVED,  
THAT the report of the Chairman of the Park Board  
and the letter from the Board of Parks and Recreation  
be received.

The meeting adjourned at 1 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 776